



CHARLES AVE

LEGEND

[Symbol]	STANDARD DUTY ASPHALT PAVEMENT
[Symbol]	CONCRETE PAVEMENT
PL	PROPERTY LINE
ES	EDGE OF STRIPE
CS	CENTER OF STRIPE
B	BUILDING
BC	BACK OF CURB
EW	EDGE OF WALK
R	RADIUS
B.S.L.	BUILDING SETBACK LINE

SITE DATA

PROPOSED/FUTURE ZONING	R1A
REQUIRED SETBACKS:	
PLATTED SETBACK OF 40' FT IN THE FRONT YARD	
CORNER SIDE YARD: 30 FT	
INTERIOR SIDE YARD, SUBDIVISIONS FOR WHICH FINAL PLATS WERE APPLIED FOR PRIOR TO JANUARY 27, 1989 - 8 FT.	
SUBDIVISIONS FOR WHICH FINAL PLATS WERE APPLIED FOR JANUARY 27, 1989, OR THEREAFTER - 20 FT TOTAL	
FOR 2 SIDE YARDS WITH EACH SIDE A MINIMUM OF 8 FT	
REAR YARD: 25 PERCENT OF THE LOT DEPTH NOT TO EXCEED 30 FT.	
PROVIDED SETBACKS:	
PROPOSED FRONT YARD:	40 FT (AS PLATTED)
PROPOSED CORNER SIDE YARD:	30 FT
PROPOSED INTERIOR SIDE YARD	10 (FOR 20 FT TOTAL)
PROPOSED REAR YARD	30 FT
PROPOSED LOT 1	
EXISTING IMPERVIOUS AREA	6,503 SF
PROPOSED IMPERVIOUS AREA	6,639 SF
NET NEW IMPERVIOUS AREA	136 SF
PROPOSED LOT 2	
EXISTING IMPERVIOUS AREA	2,199 SF
PROPOSED IMPERVIOUS AREA	4,566 SF
NET NEW IMPERVIOUS AREA	2,367 SF
TOTAL	
EXISTING IMPERVIOUS AREA	8,702 SF
PROPOSED IMPERVIOUS AREA	11,205 SF
NET NEW IMPERVIOUS AREA	2,503 SF

HERB MARTINEZ RESIDENCE  
26W021 PARKSIDE ROAD  
NAPERVILLE, IL 60540

PRELIMINARY ENGINEERING PLAN  
SITE PLAN

PROJECT NO.	3992
DRAWN BY:	CLS
CHECKED BY:	CLS
SHEET NO.	1 / 1

DATE:	DESCRIPTION:
08/27/2025	ISSUED FOR REVIEW
12/10/2025	REVISED PER CITY COMMENTS
01/27/2026	REVISED PER CITY COMMENTS

TFW CONSULTING, INC  
SURVEYING • ENGINEERING • PLANNING  
176 NORTH DILLON'S ROAD • SUITE 105 • GURNEE, ILLINOIS • 60031  
PHONE: 847-548-6600  
Info@tfwsurvey.com  
Firm Registration #184-002793  
www.tfwsurvey.com