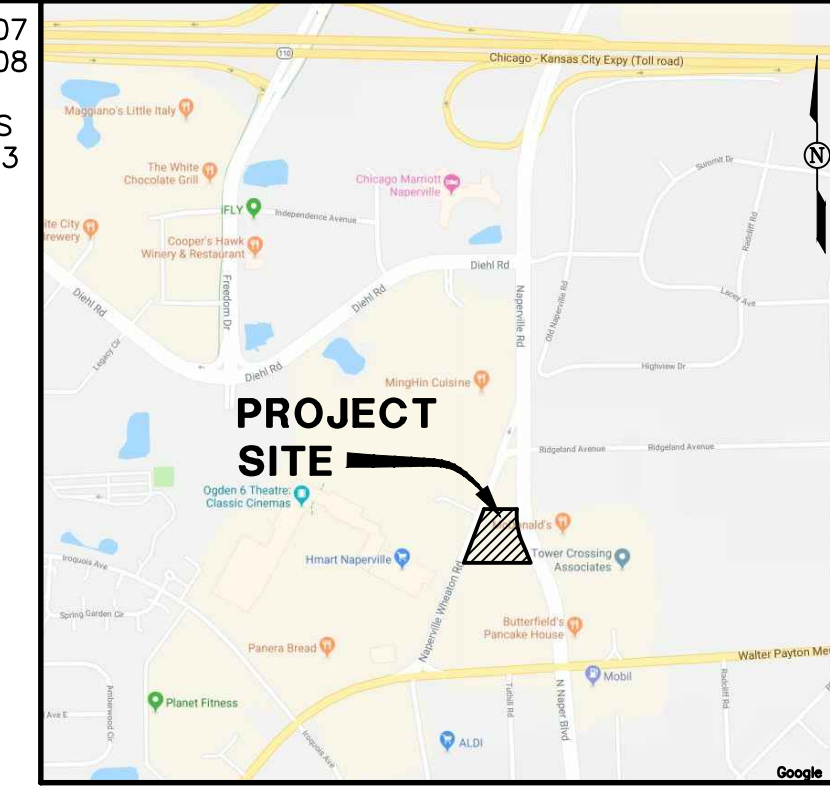


PRELIMINARY ENGINEERING FOR TARTAN POINT SUBDIVISION

NAPERVILLE, ILLINOIS

PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 08-08-101-007
08-08-101-008
ADDRESS: 1519 NAPER BLVD
NAPERVILLE, ILLINOIS
60563



LOCATION MAP N.T.S.

SITE DATA

GROSS BOUNDARY AREA 139,638 S.F. OR (3.206 AC.)
NET BOUNDARY AREA 139,638 S.F. OR (3.206 AC.)
ROW DEDICATED N/A

LOT AREA

LOT 1 (CIRCLE K CONVENIENCE STORE) 57,309 S.F. OR (1.316 AC.)

BUILDING AREA 4,430 S.F. (7.73%)
CARWASH 2,021 S.F. (3.53%)
PERVIOUS AREA 14,772 S.F. (25.78%)
IMPERVIOUS AREA 42,537 S.F. (74.22%)

PARKING REQUIRED (4,430/1000SF) X 4.5 SPACES/1000 SF (RETAIL) 20 SPACES

PARKING PROVIDED
REGULAR SPACES 19 SPACES
HANDICAP SPACES 2 SPACES
TOTAL 21 SPACES

LOT 2 (CULVER'S RESTAURANT) 56,014 S.F. OR (1.286 AC.)

BUILDING AREA 4,459 S.F. (7.96%)
PERVIOUS AREA 12,883 S.F. (23.00%)
IMPERVIOUS AREA 43,131 S.F. (77.00%)

PARKING REQUIRED (4,459/1000SF) X 17 SPACES/1000 SF (RESTUARANT) 76 SPACES

PARKING PROVIDED
REGULAR SPACES 57 SPACES
HANDICAP SPACES 3 SPACES
TOTAL 60 SPACES

LOT 3 (ACCESS RD/DETENTION FACILITY) 26,315 S.F. OR (0.604 AC.)

PERVIOUS AREA 15,599 S.F. (59.28%)
IMPERVIOUS AREA 10,716 S.F. (40.72%)

TOTAL SITE PERVIOUS AREA 43,254 S.F. (30.98%)
TOTAL SITE IMPERVIOUS AREA 96,384 S.F. (69.02%)

ZONING

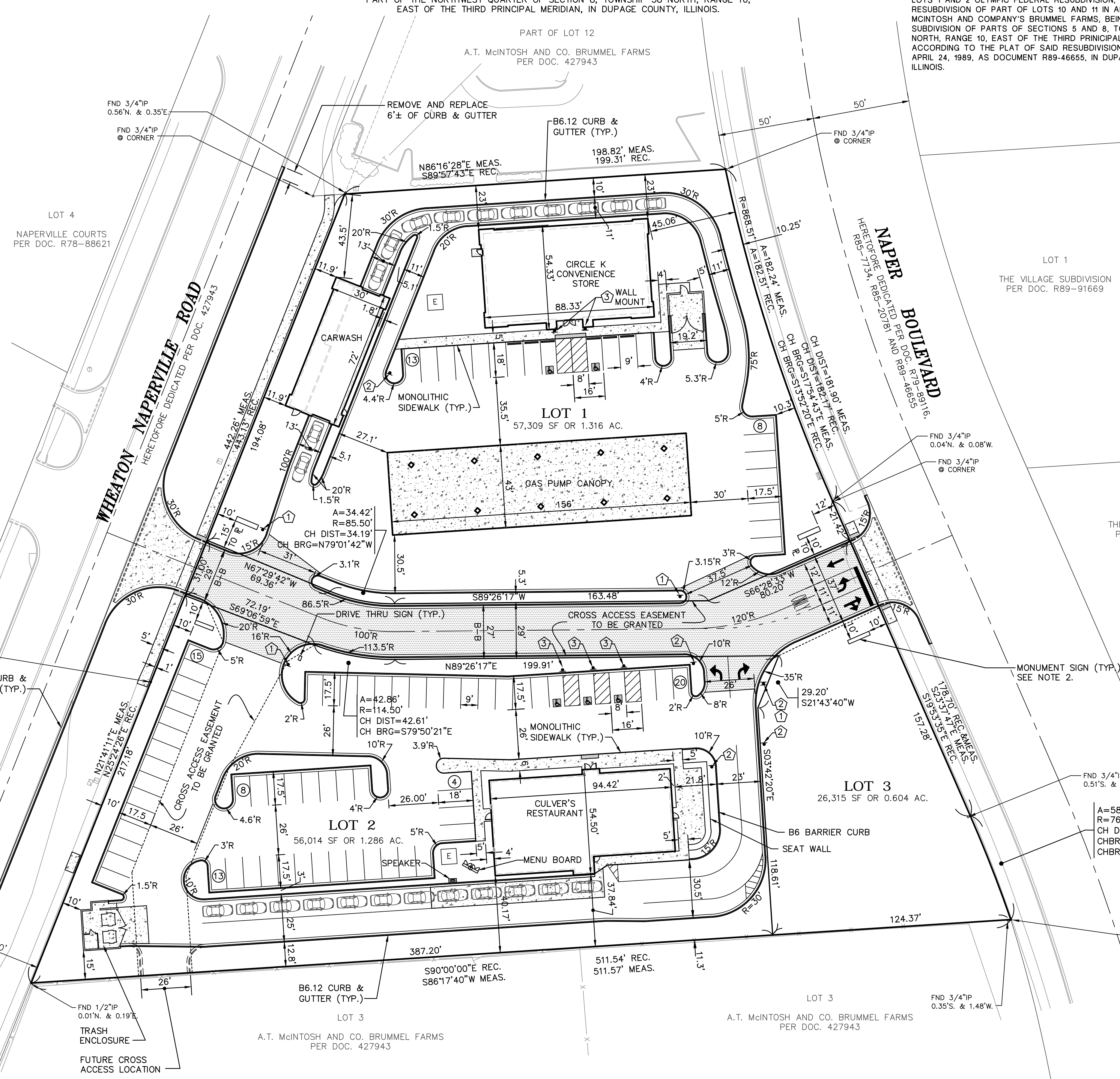
EXISTING B-3 (GENERAL COMMERCIAL DISTRICT)
PROPOSED B-3 (GENERAL COMMERCIAL DISTRICT)

NOTES:

- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB.
- FOR MONUMENT AND BUILDING SIGN DIMENSIONS AND DETAILS SEE SIGNAGE PACKAGE PREPARED BY OTHERS.
- FOR PAVEMENT SECTION DETAILS, SEE SHEET 3.
- FOR AUTOTURN EXHIBITS FOR CIRCLE K TANKER TRUCK AND CULVER'S NAPERVILLE LADDER TRUCK, SEE SHEET 3.

LEGAL DESCRIPTION

LOTS 1 AND 2 OLYMPIC FEDERAL RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOTS 10 AND 11 IN ARTHUR T. MCINTOSH AND COMPANY'S BRUMMEL FARMS, BEING A SUBDIVISION OF PARTS OF SECTIONS 5 AND 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED APRIL 24, 1989, AS DOCUMENT R89-46655, IN DUPAGE COUNTY, ILLINOIS.



LEGEND

- MANHOLE
- CATCH BASIN
- INLET
- VALVE & VAULT
- VALVE & BOX
- FIRE HYDRANT
- STREET LIGHT
- POWER POLE
- SIDEWALK
- CURB
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- HEADWALL
- END SECTION
- CORRUGATED METAL PIPE
- ELECTRIC LINE
- GAS LINE
- TELEPHONE LINE
- FIBER OPTIC CABLE
- OVERHEAD POWER LINES
- CABLE TELEVISION
- TRAFFIC SIGNAL LINE
- STREET LIGHT CABLING
- FENCE LINE
- BITUMINOUS PAVEMENT
- CONCRETE



ABBREVIATIONS

- 000.00' M MEASURED DATA
- 000.00' C COMPUTED DATA
- 000.00' R RECORD DATA
- P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- R= RADIUS
- A= ARC LENGTH
- PIN PERMANENT INDEX NUMBER
- P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT

LINE TYPE LEGEND

PROPOSED	EXISTING	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	LOT LINE
---	---	CENTER LINE
---	---	RIGHT OF WAY
---	---	ACCESS EASEMENT LINE
---	---	EASEMENT LINE
---	---	BUILDING LINE
---	---	SECTION LINE
---	---	UNDERLYING LOT LINE

BENCHMARKS:

- REFERENCE BENCHMARK:
- NAPERVILLE MONUMENT #703: BERNSTEN 3D MONUMENT ALONG THE NORTH RIGHT OF WAY OF U.S.34 (OGDEN AVENUE) BEHIND THE PUBLIC WALK IN THE CENTER OF THE RIGHT-IN RIGHT-OUT ISLAND TO OGDEN MALL SHOPPING CENTER, APPROXIMATELY 320± FEET WEST OF THE INTERSECTION OF U.S. 34 AND WHEATON NAPERVILLE ROAD
ELEVATION= 780.31 (780.38 MEAS.)

SITE BENCHMARKS:

- CROSS IN PUBLIC SIDEWALK NEAR FACE OF WALK ALONG THE WEST RIGHT OF WAY OF NAPER BOULEVARD. SAID CROSS IS 25.7± FEET SOUTHEAST OF THE NORTHEAST PROPERTY CORNER OF THE SUBJECT SITE AND 5.4± FEET WEST OF THE LIGHT STANDARD.
ELEVATION= 771.60
 - CROSS IN PUBLIC SIDEWALK NEAR FACE OF WALK ALONG THE EAST RIGHT OF WAY OF WHEATON NAPERVILLE ROAD. SAID CROSS IS 24± FEET SOUTHWEST OF THE NORTHWEST PROPERTY CORNER OF THE SUBJECT SITE AND 9± FEET SOUTHEAST OF A FIRE HYDRANT.
ELEVATION= 772.023
- CITY PROJECT NO. 18-1000111

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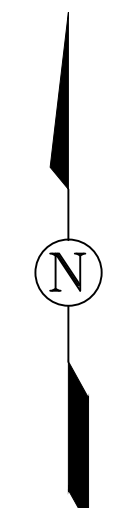
PREPARED FOR:
TARTAN REALTY GROUP, INC.
350 WEST HUBBARD STREET, #640
CHICAGO, ILLINOIS 60654
TEL. (312) 377-8375
FAX. (312) 377-8351

NO.		DATE		DESCRIPTION	
1	10/22/18	REVISED PER	INTERNAL REVIEW		
2	11/05/18	REVISED PER	ICITY RW (10/19/18)		

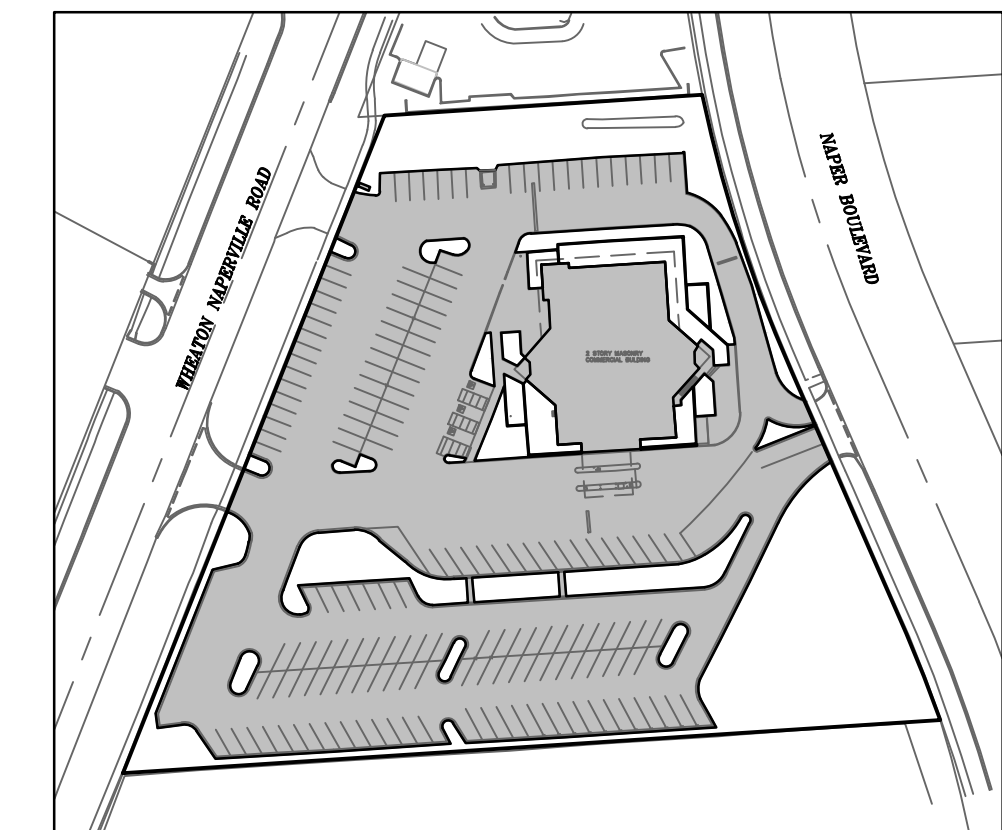
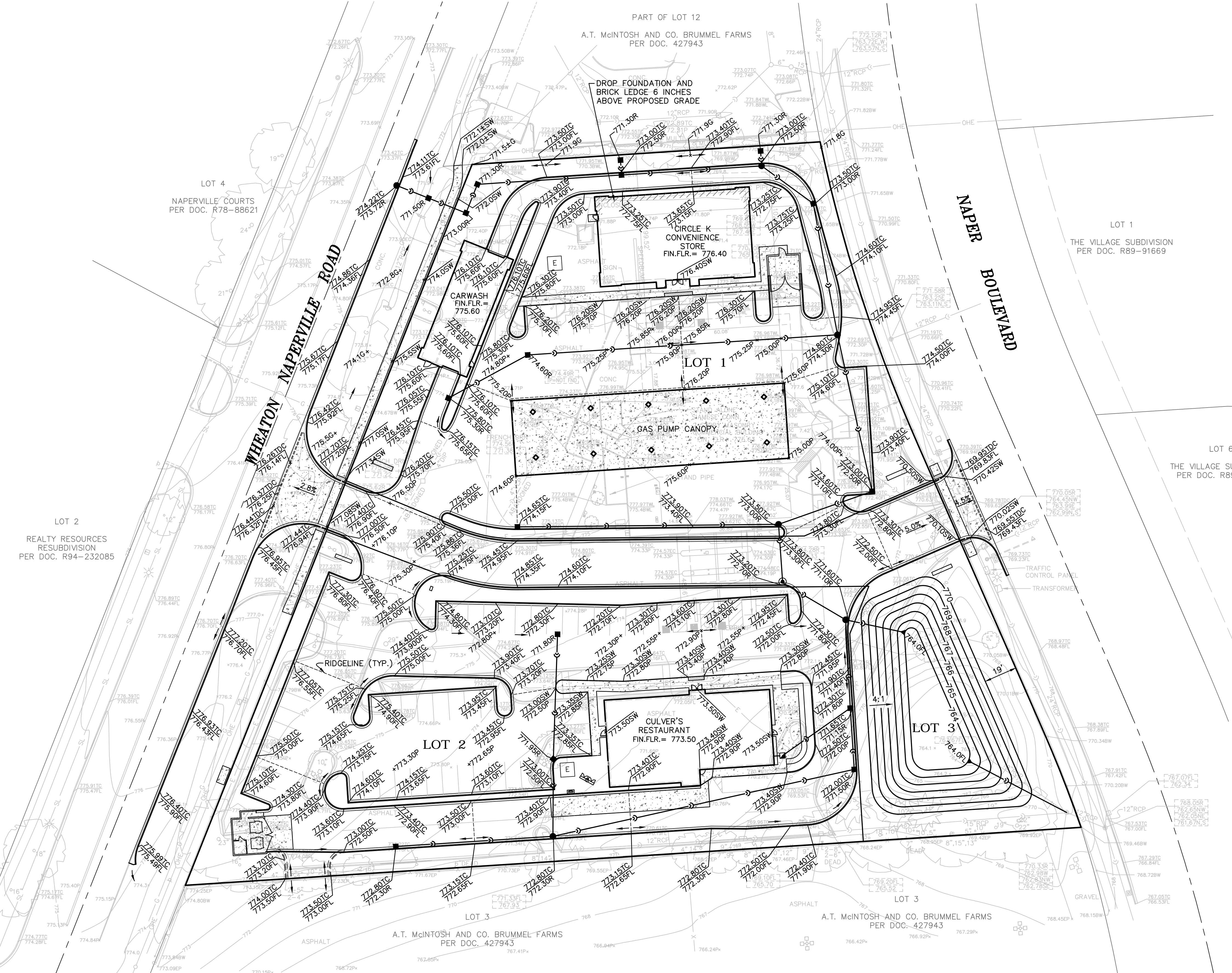
TARTAN POINT SUBDIVISION - NAPERVILLE, ILLINOIS
PRELIMINARY ENGINEERING - DIMENSION PLAN
DRN./CKD. BY:SRH/JGC/MEF FILE: 8533P FLD. BK./PG.: 273/30-31 SHEET NO. 3
SCALE: 1"=30' DATE: 09/25/18 JOB NO.: 853.003 1 OF 3

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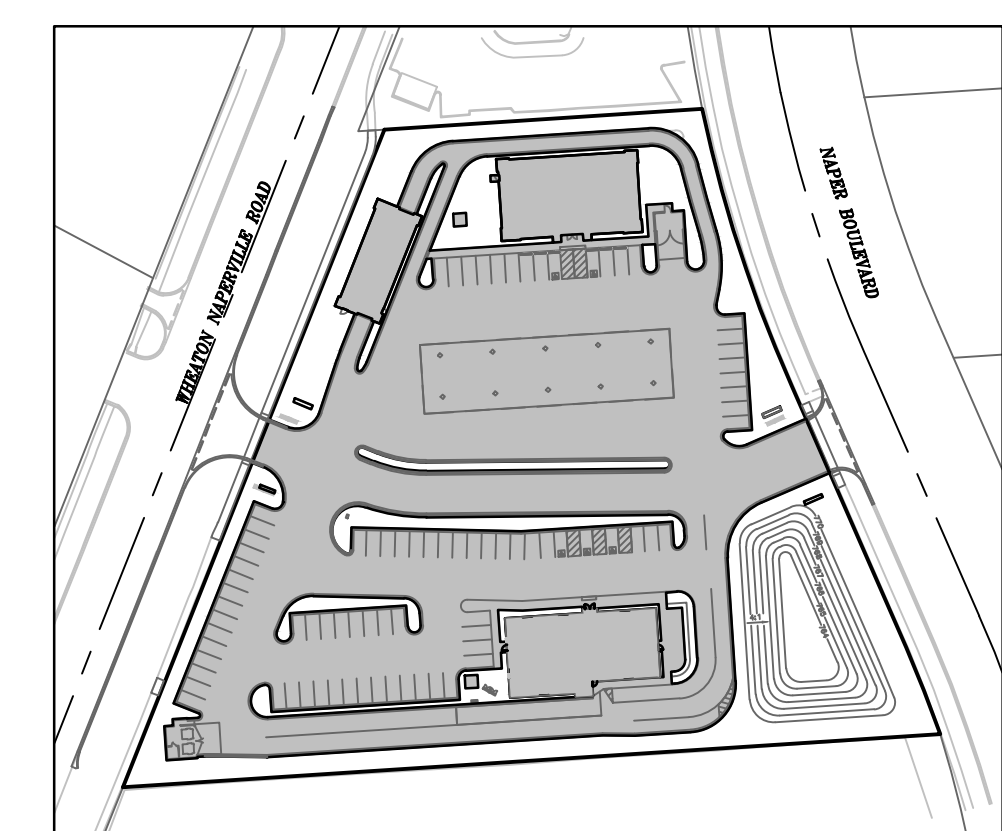
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0 15 30 60
 SCALE: 1"=30'
 BASIS OF BEARINGS: ILLINOIS STATE PLANE - EAST ZONE (TRUE NORTH)



EXISTING PERVIOUS/IMPERVIOUS CONDITIONS
 1"=120'



PROPOSED PERVIOUS/IMPERVIOUS CONDITIONS
 1"=120'

PERVIOUS/IMPERVIOUS CALCULATIONS:			
	IMPERVIOUS AREA	PERVIOUS AREA	PROJECT AREA
EXISTING	97,156 S.F.	42,482 S.F.	139,638 S.F.
PROPOSED	96,384 S.F.	43,254 S.F.	139,638 S.F.
NET INCREASE	-772 S.F.		

NET INCREASE IN IMPERVIOUS AREA IS LESS THAN 2,500 S.F., THEREFORE NO BEST MANAGEMENT PRACTICES REQUIRED.

DETENTION BASIN VOLUMES					
STAGE	EXISTING NORTH STORAGE VOLUME (ACRE-FT)	EXISTING SOUTHEAST BASIN STORAGE VOLUME (ACRE-FT)	TOTAL EXISTING STORAGE VOLUME (ACRE-FT)	PROPOSED STORAGE VOLUME (ACRE-FT)	ASBUILT STORAGE VOLUME (ACRE-FT)
764.0	0.00	0.00	0.00	0.00	-0-
765.0	0.00	0.03	0.03	0.05	-0-
766.0	0.00	0.10	0.10	0.12	-0-
767.0	0.00	0.20	0.20	0.22	-0-
768.0	0.00	0.32	0.32	0.34	-0-
769.0	0.00	0.48	0.48	0.50	-0-
770.0	0.01	0.00	0.49	0.69	-0-
771.0	0.07	0.00	0.56		

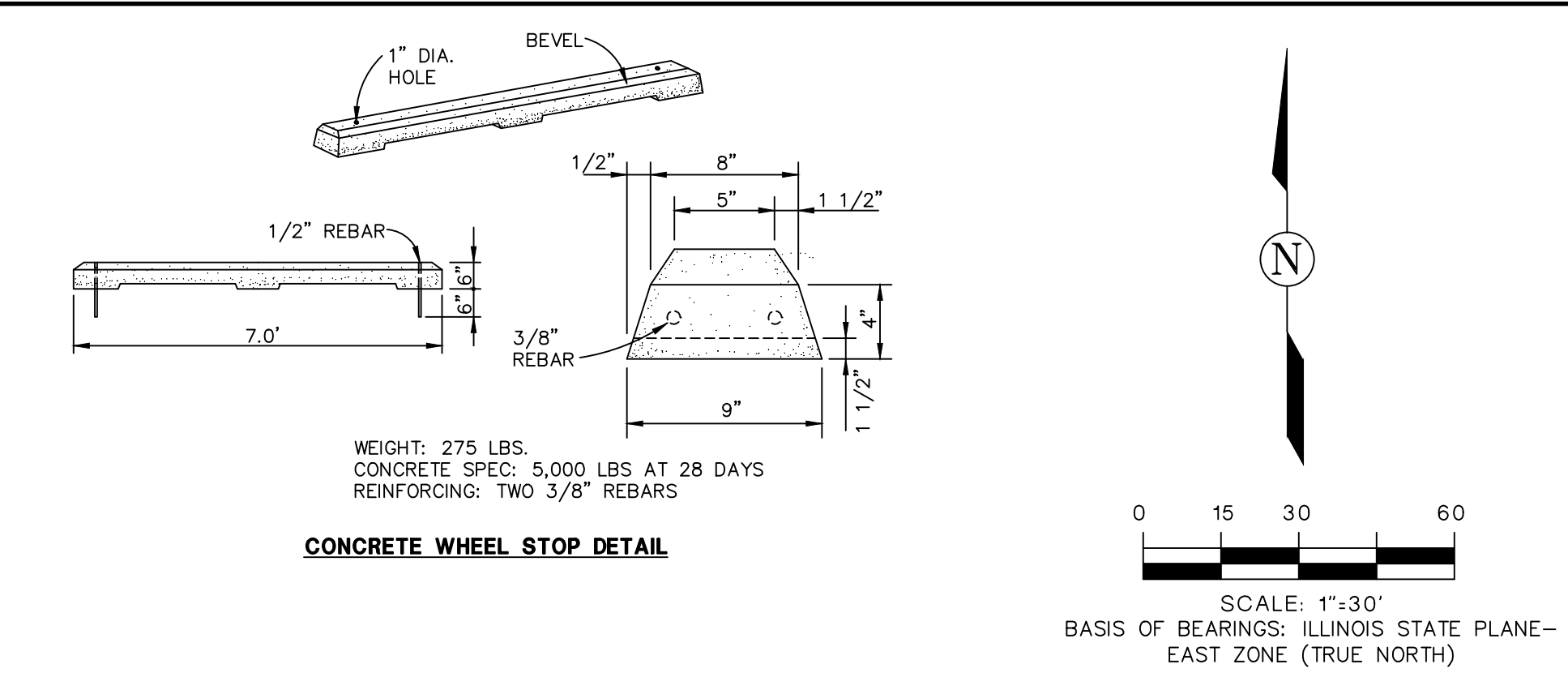
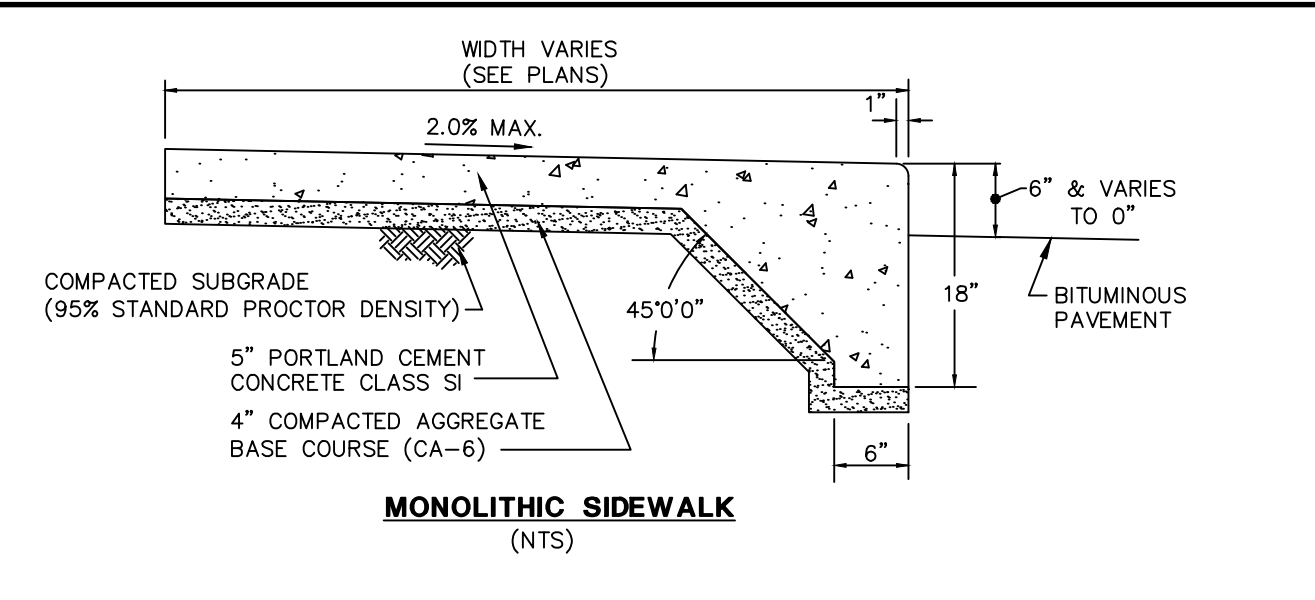
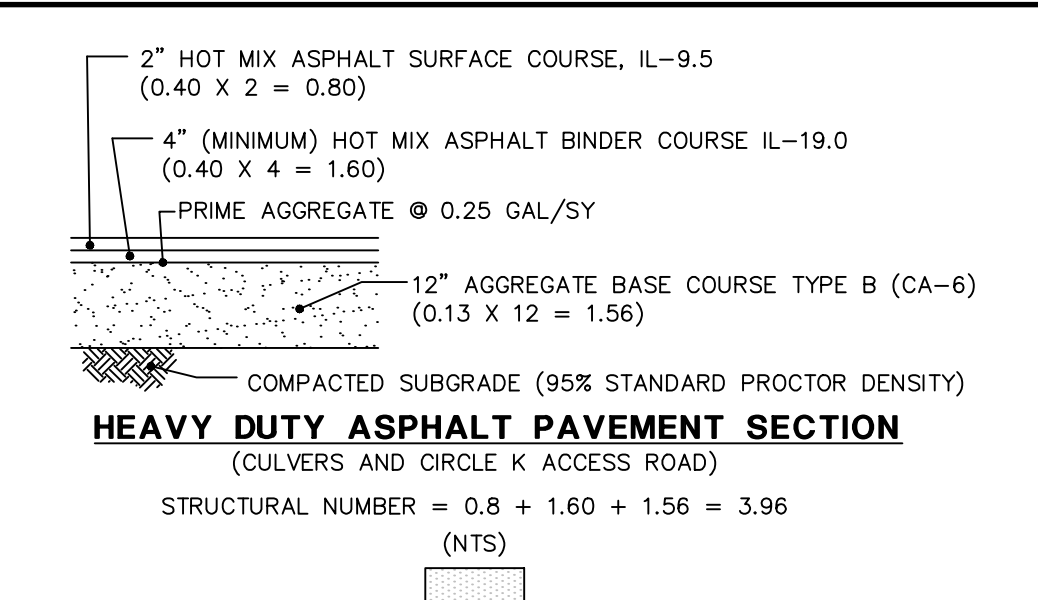
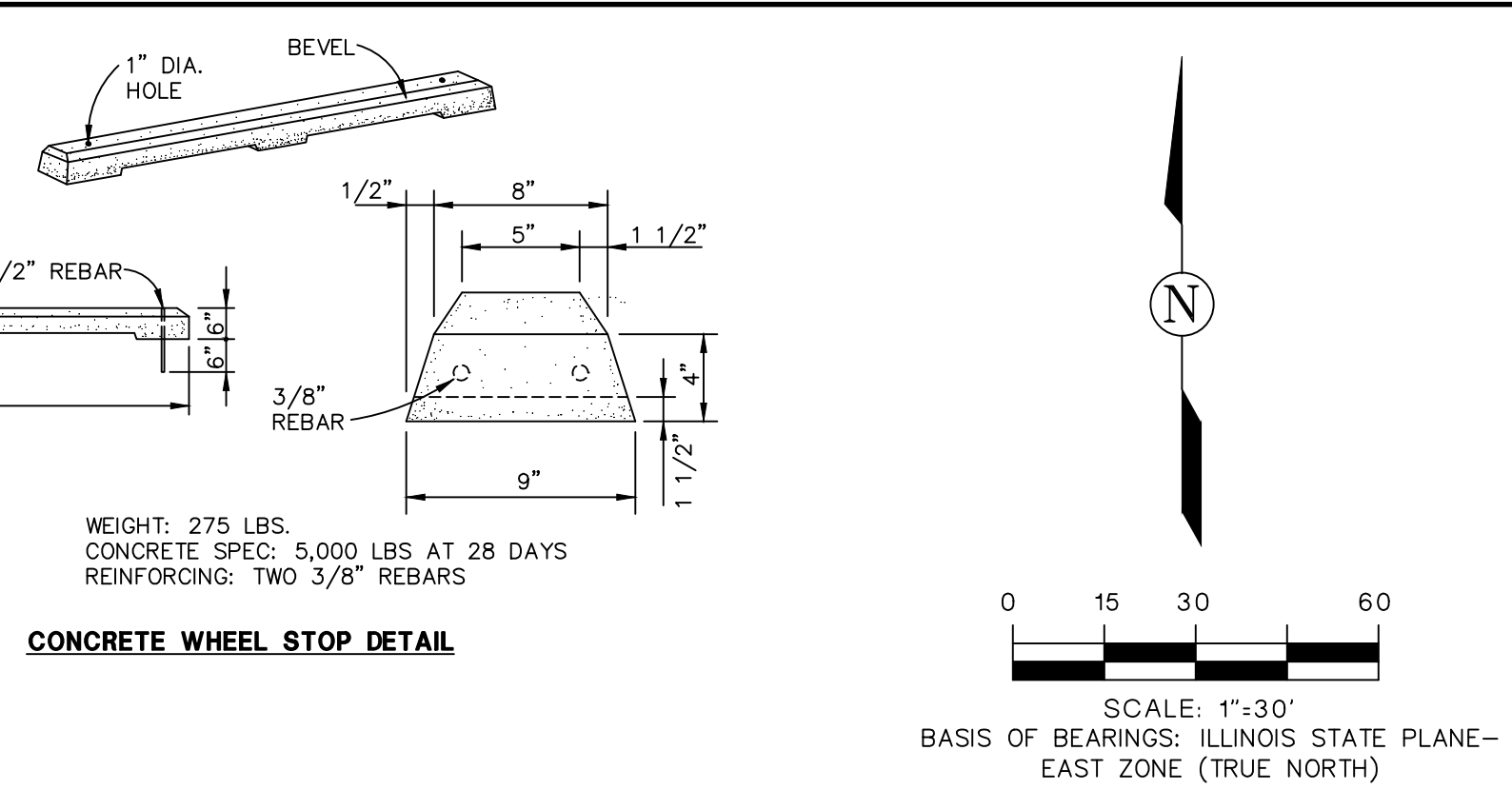
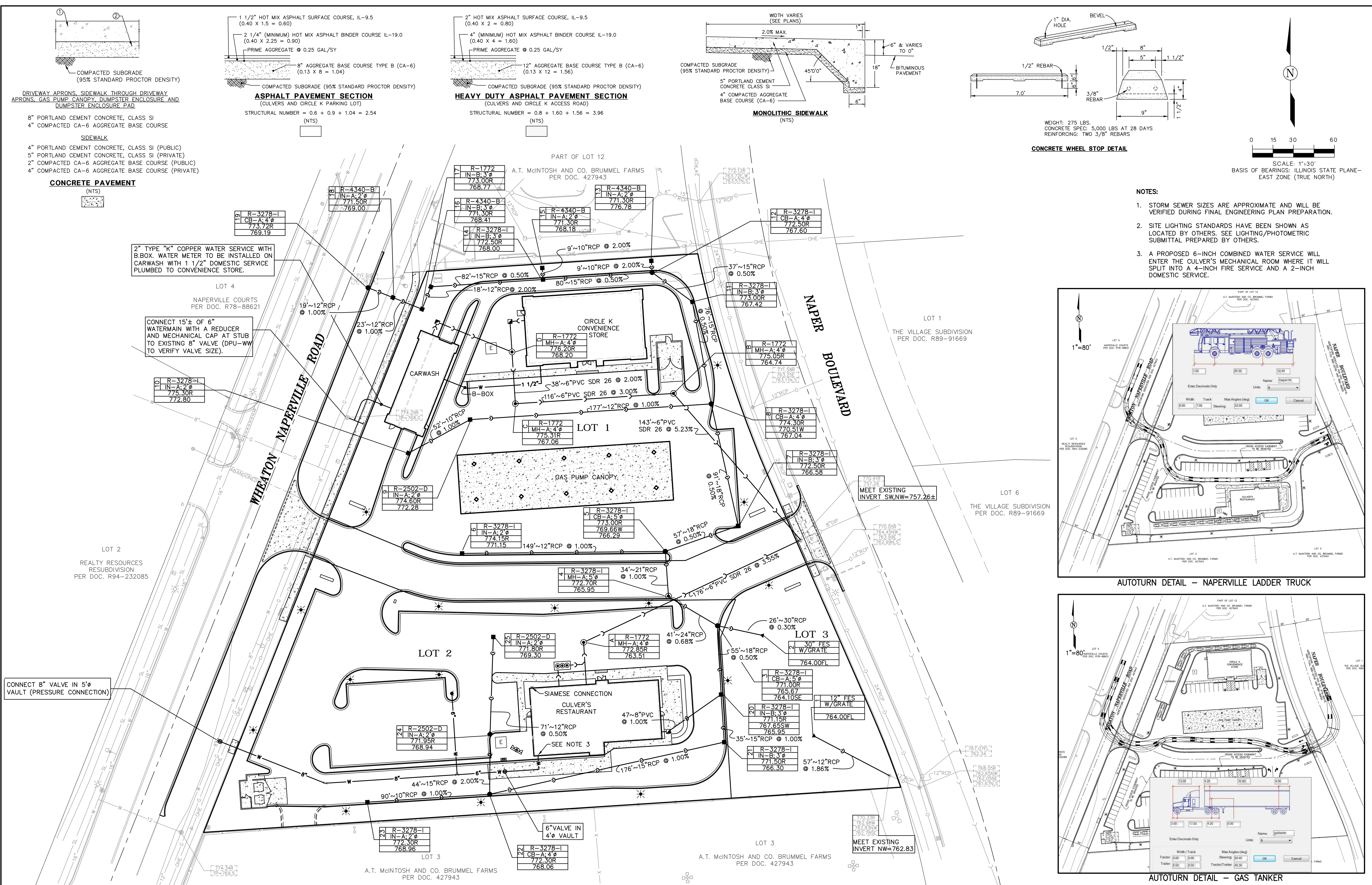
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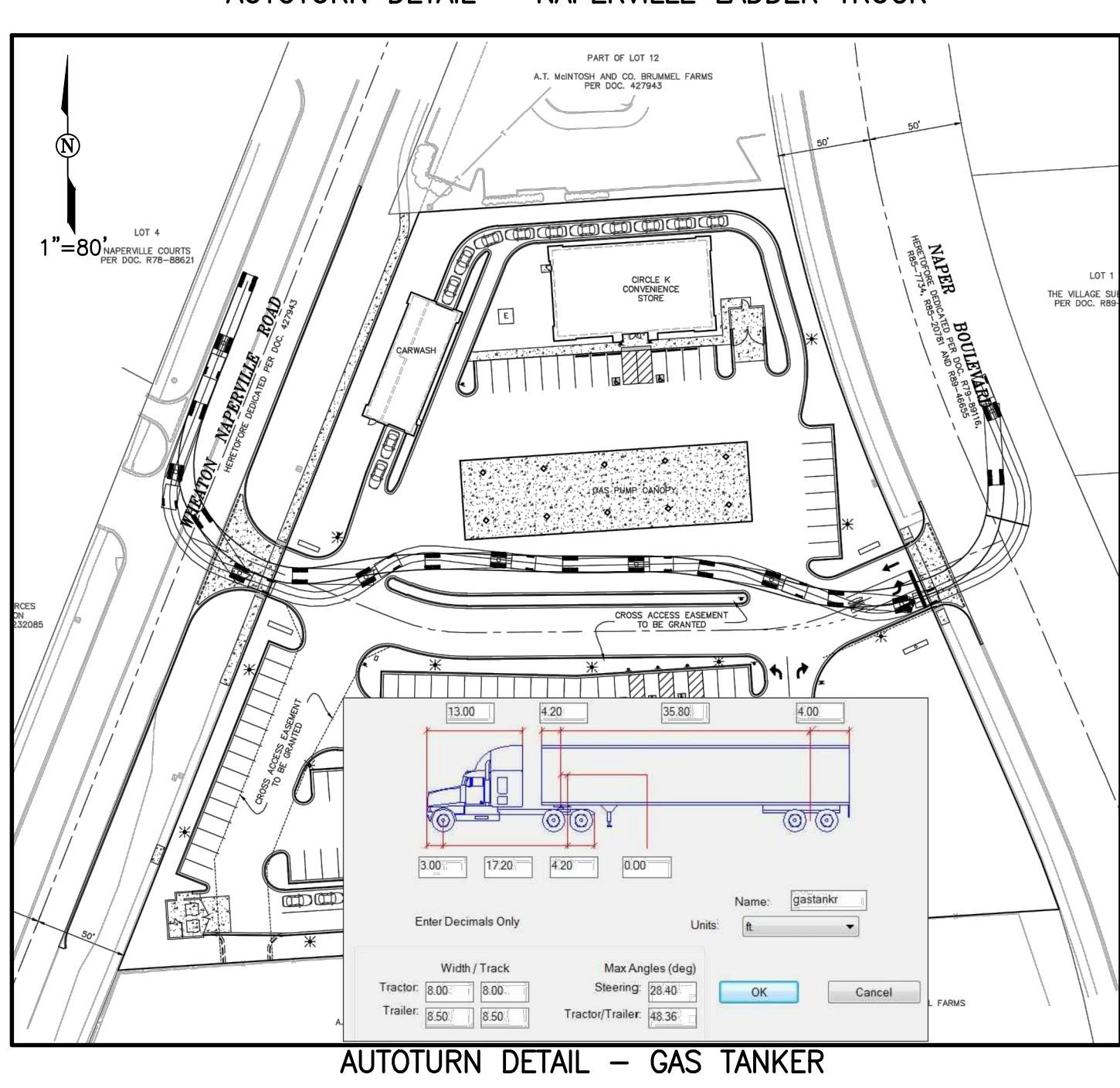
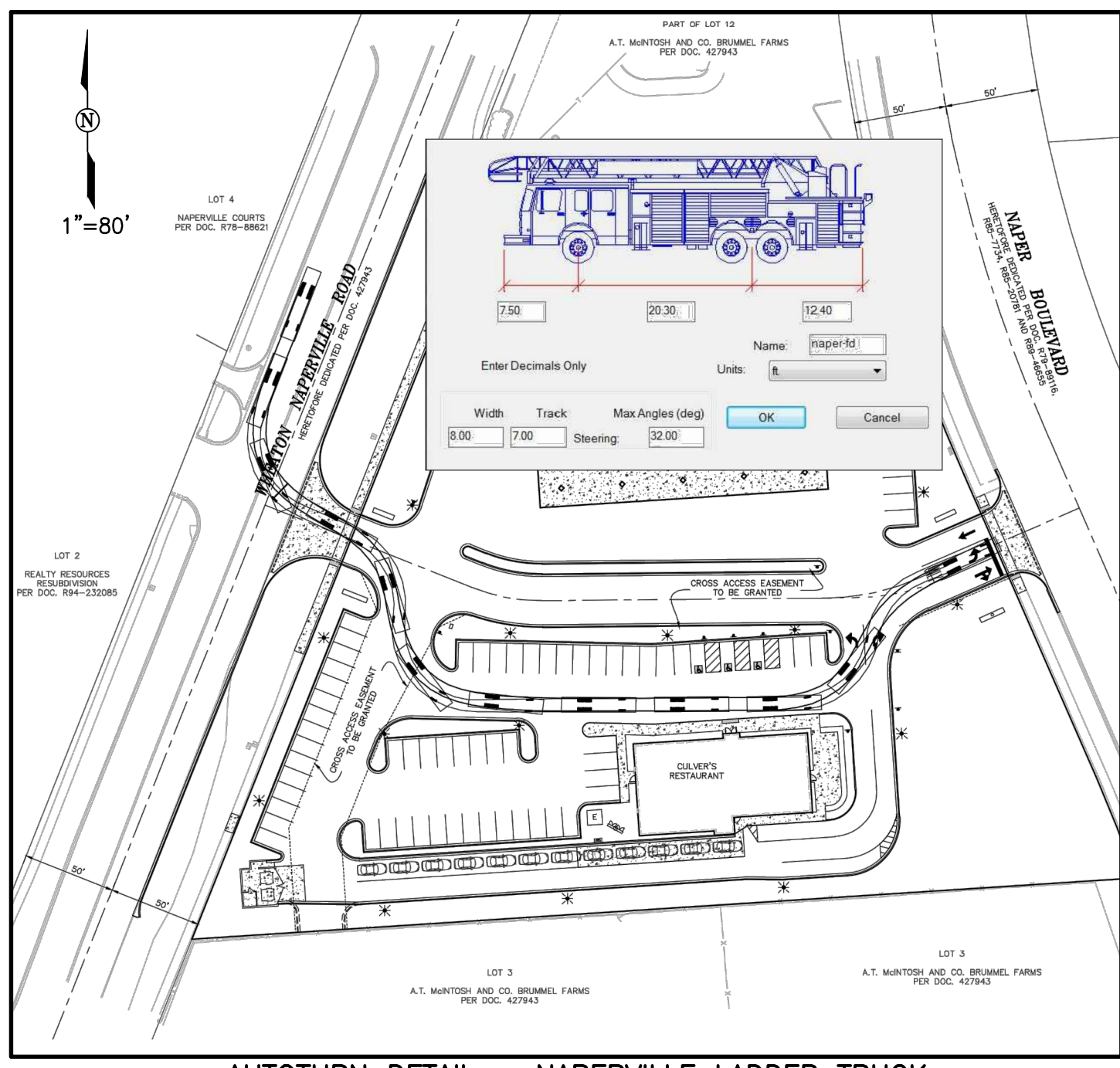
REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	10/22/18	NO REVISION THIS SHEET			
2	11/05/18	REVISED PER CITY RWV (10/19/18)			

TARTAN POINT SUBDIVISION - NAPERVILLE, ILLINOIS
 PRELIMINARY ENGINEERING - GRADING PLAN
 DRN./CKD. BY:SRH/JGC/MEF FILE: 8533P FLD. BK./PG.: 273/30-31 SHEET NO. 3
 SCALE: 1"=30' DATE: 09/25/18 JOB NO.: 853.003 2 OF 3



NOTES:

- STORM SEWER SIZES ARE APPROXIMATE AND WILL BE VERIFIED DURING FINAL ENGINEERING PLAN PREPARATION.
- SITE LIGHTING STANDARDS HAVE BEEN SHOWN AS LOCATED BY OTHERS. SEE LIGHTING/PHOTOMETRIC SUBMITTAL PREPARED BY OTHERS.
- A PROPOSED 6-INCH COMBINED WATER SERVICE WILL ENTER THE CULVER'S MECHANICAL ROOM WHERE IT WILL SPLIT INTO A 4-INCH FIRE SERVICE AND A 2-INCH DOMESTIC SERVICE.



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NO.		DATE		DESCRIPTION	
1	10/22/18	NO REVISION THIS SHEET			
2	11/05/18	REVISE PER CITY RW (10/19/18)			

TARTAN POINT SUBDIVISION - NAPERVILLE, ILLINOIS
 PRELIMINARY ENGINEERING - UTILITY PLAN

DRN./CKD. BY:SRH/JGC/MEF FILE: 8533P FLD. BK./PG.: 273/30-31
 SCALE: 1"=30' DATE: 09/25/18 JOB NO.: 853.003 SHEET NO. 3 OF 3

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