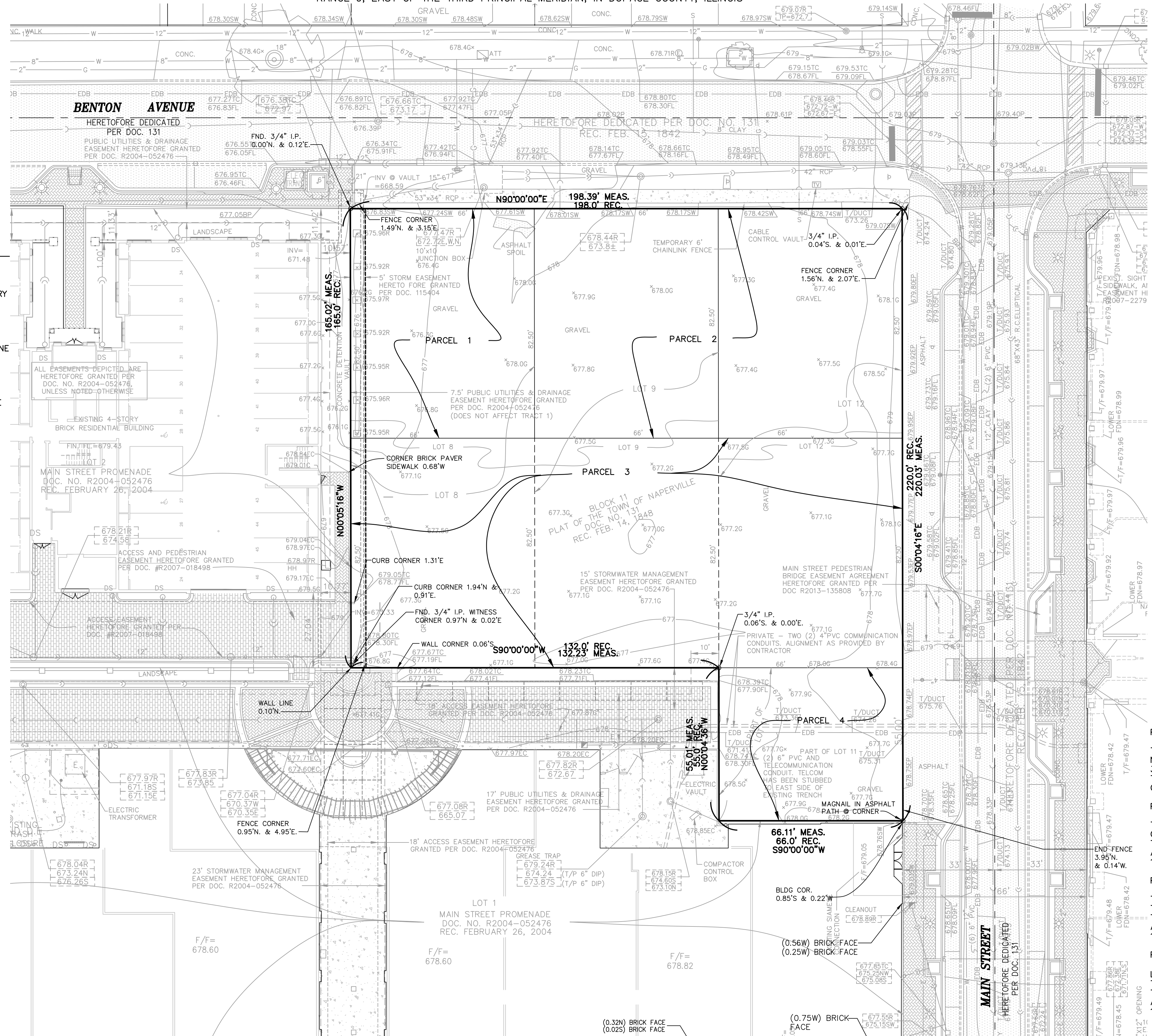
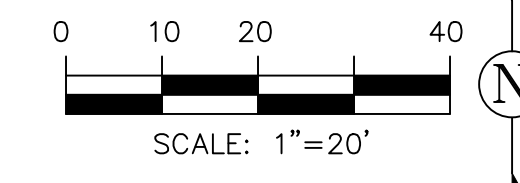
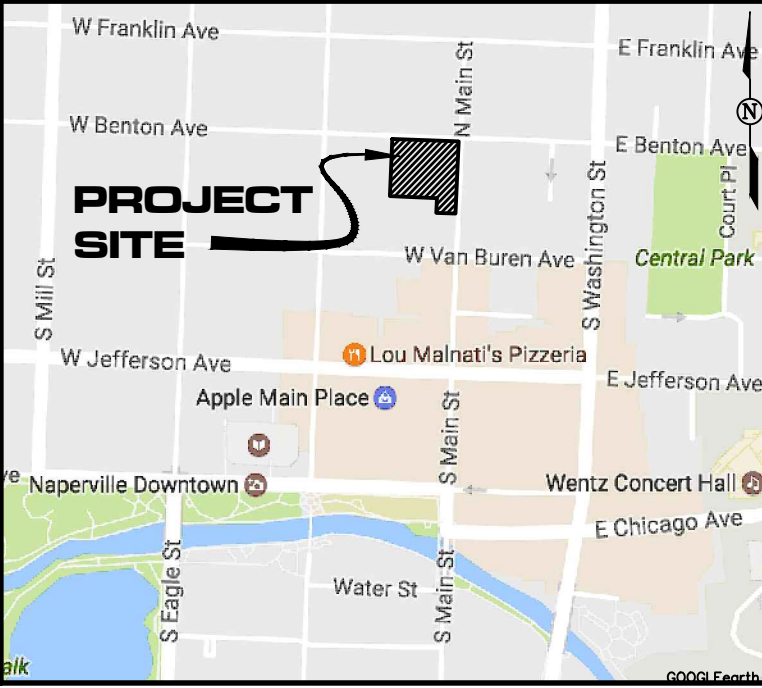


# PRELIMINARY ENGINEERING PLAN FOR MAIN STREET PROMENADE PHASE III NAPERVILLE, ILLINOIS

BEING IN PART OF THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH,  
RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

PIN: 07-13-418-004  
07-13-418-005  
07-13-418-006  
07-13-418-007  
07-13-418-013



**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

**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
---	BRICK PAVEMENT (STOCKHOLM)
---	STAMPED CONCRETE PAVEMENT

**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
L.E. & S.E.	LANDSCAPE & SIDEWALK EASEMENT

- REFERENCE BENCHMARKS**
- NAPERVILLE MONUMENT #1505: BERNSTEN 3D MONUMENT AT THE NORTHEAST CORNER OF THE INTERSECTION OF WASHINGTON STREET AND AURORA AVENUE. SAID MONUMENT IS ALONG THE WEST RIGHT OF WAY OF WASHINGTON STREET, 34+ FEET EAST OF THE CENTERLINE OF WASHINGTON STREET, AND 21+ FEET NORTH OF AN EXISTING BUILDING.  
ELEVATION= 672.24
- PROJECT BENCHMARKS**
- SQUARE "□" CUT IN TOP OF CURB NORTH OF LIGHT POLE AT THE SOUTHEAST CORNER OF THE INTERSECTION OF VAN BUREN STREET AND MAIN STREET.  
ELEVATION= 678.97
  - SQUARE "□" CUT IN TOP OF CURB OPPOSITE THE THIRD LIGHT POLE NORTH OF VAN BUREN STREET ON THE WEST SIDE OF MAIN STREET. (NEAR ENTRANCE FOR 55 MAIN STREET).  
ELEVATION= 678.30

- LEGAL DESCRIPTIONS**
- PARCEL 1:**  
THE NORTH 82.50 FEET OF LOT 8 IN BLOCK 11 IN PLAT OF THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, IN DUPAGE COUNTY, ILLINOIS.
- PARCEL 2:**  
THE NORTH 82.50 FEET OF LOTS 9 AND 12 IN BLOCK 11 IN PLAT OF THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, IN DUPAGE COUNTY, ILLINOIS.
- PARCEL 3:**  
THE SOUTH 82.50 FEET OF LOTS 8, 9, AND 12 IN BLOCK 11 IN PLAT OF THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, IN DUPAGE COUNTY, ILLINOIS.
- PARCEL 4:**  
LOT 11 (EXCEPT THE SOUTH 110 FEET THEREOF) IN BLOCK 11 IN PLAT OF THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, IN DUPAGE COUNTY, ILLINOIS.

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**REVISIONS**

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	05/15/19	REV. PER CITY RW (DATED 4/25/19)			

**MAIN STREET PROMENADE PHASE III**

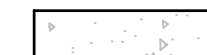



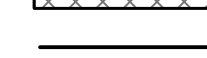
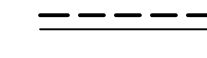


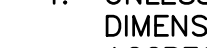
TOPOGRAPHIC EXHIBIT

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SCALE: 1"=20'	DATE: 03/18/19	JOB NO.: 190-311	

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**PAVEMENT LEGEND**

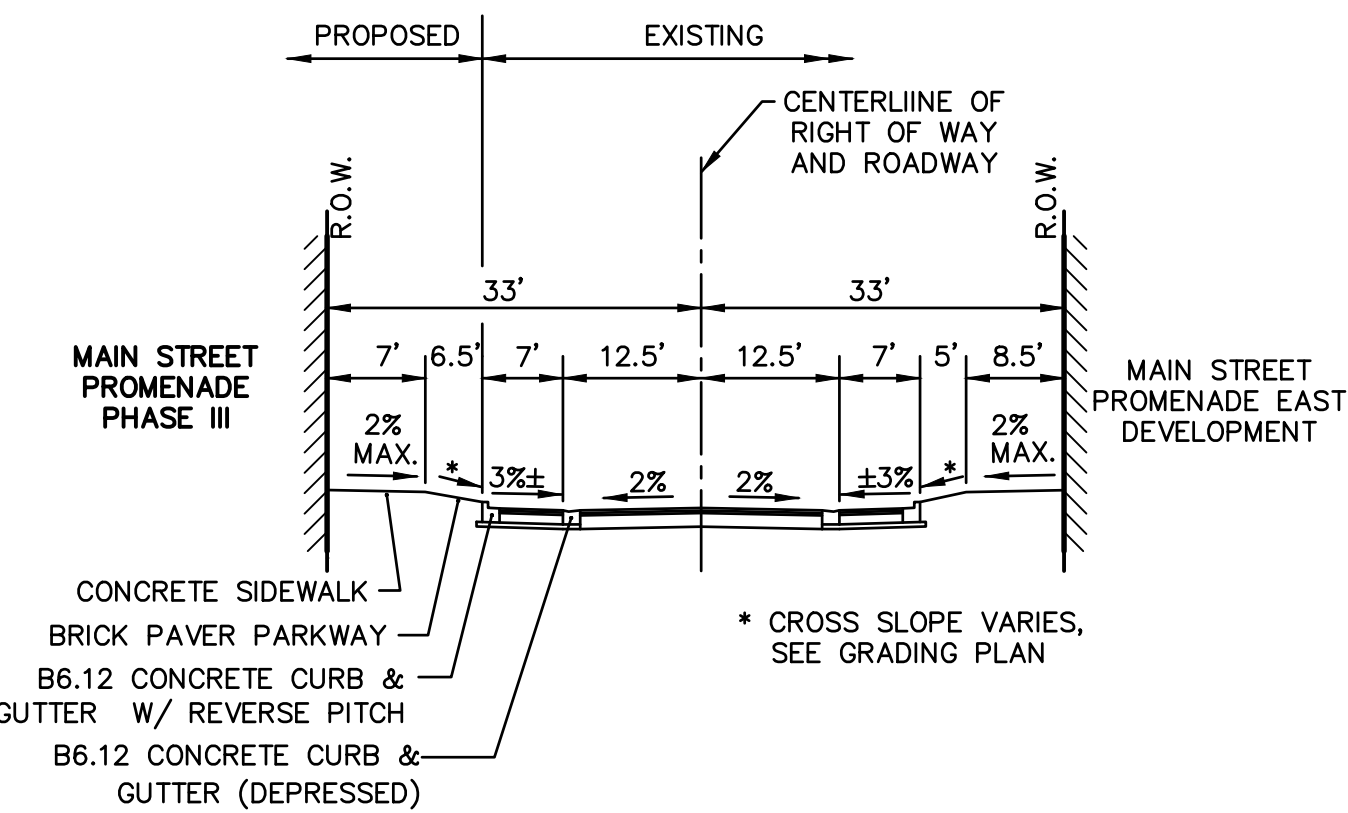
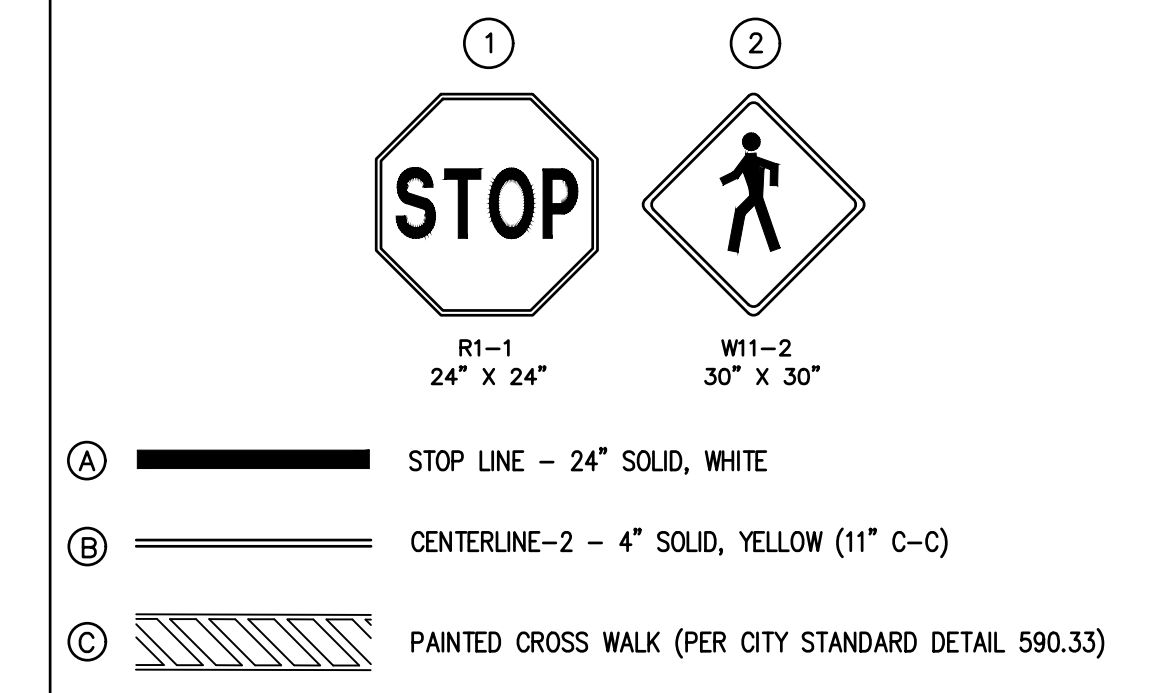
-  PROPOSED LIMITS OF CONCRETE PAVEMENT, DRIVEWAY OR SIDEWALK.
-  PROPOSED BRICK PAVER SIDEWALK (STOCKHOLM)
-  PROPOSED BRICK PAVER PER 2018 DOWNTOWN STREETSCAPE DESIGN STANDARDS
-  PROPOSED STAMPED CONCRETE PAVEMENT
-  UTILITY PATCH
-  PROPOSED REVERSE PITCH CURB AND GUTTER
-  DEPRESSED CURB (SEE NOTE #1)
-  ADA DETECTABLE WARNING TILE (24 INCH MINIMUM WIDTH)
-  ADA PAVER TILE (24 INCH MINIMUM WIDTH)

**NOTES:**

1. UNLESS OTHERWISE NOTED, ALL CURB WORK SHALL BE B6.12 AND BE DIMENSIONED TO THE BACK OF CURB. A MINIMUM OF 4 INCHES OF AGGREGATE BASE SHALL BE PLACED BENEATH ALL CURB AND GUTTER AND SHALL EXTEND 6 INCHES BEYOND BACK OF CURB. GUTTER FLAG SHALL BE 10 INCHES THICK. PROVIDE DEPRESSED CURB THROUGH PROPOSED DRIVEWAY ENTRANCES, PARALLEL PARKING SPACES, AND AT CORNER DETAIL LOCATIONS. PROVIDE 12:1 TRANSITION FROM DEPRESSED CURB TO NOMINAL CURB HEIGHT (6' MIN.).
2. THE SECTION FOR THE PARALLEL PARKING SPACES SHALL BE:
  - 1 1/2" HOT MIX ASPHALT SURFACE COURSE, IL-9.5, N50.
  - 2 1/4" HOT MIX ASPHALT BINDER COURSE, IL-19.0, N50.
  - 8" AGGREGATE BASE COURSE TYPE B (CA-6).
3. DOWNTOWN NAPERVILLE STREETSCAPE STANDARDS FOR PARKWAY SECTIONS, PAVER PATTERNS, ETC. SHALL MATCH WHAT WAS INSTALLED FOR MAIN STREET PROMENADE, MAIN STREET PROMENADE EAST AND BENTON TERRACE, WEST OF THE BENTON AVENUE AND SOUTH OF THE MAIN STREET PROPOSED CONCRETE DRIVEWAYS.

THE ADOPTED 2018 CITY OF NAPERVILLE DOWNTOWN STREETSCAPE DESIGN STANDARDS SHALL BE USED FOR IMPROVEMENTS EAST OF THE BENTON AVENUE AND NORTH OF THE MAIN STREET PROPOSED CONCRETE DRIVEWAYS.

**SIGN AND PAVEMENT MARKING**

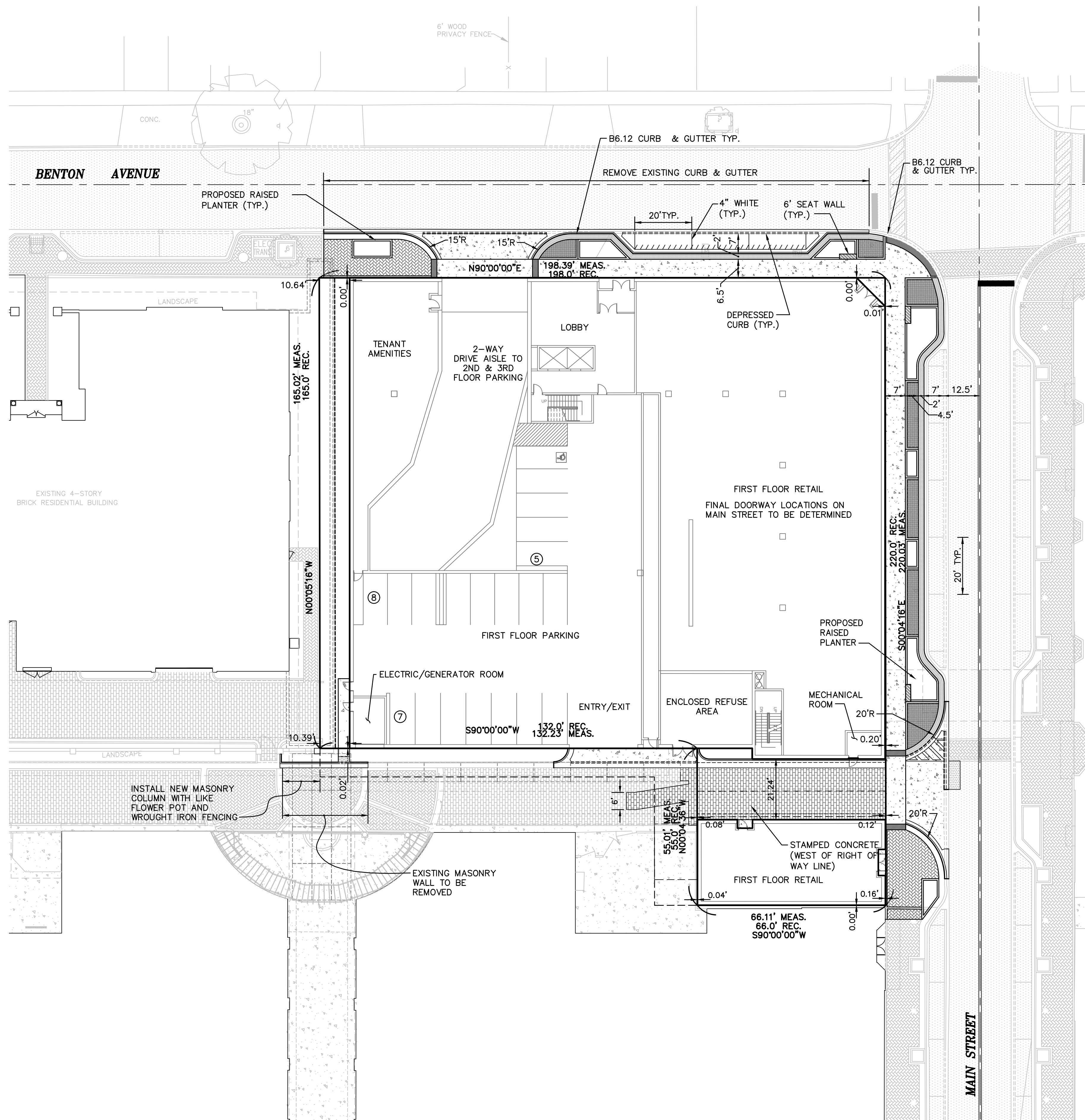


SEE NOTES THIS SHEET FOR PROPOSED PAVEMENT SECTIONS.

SECTION A-A

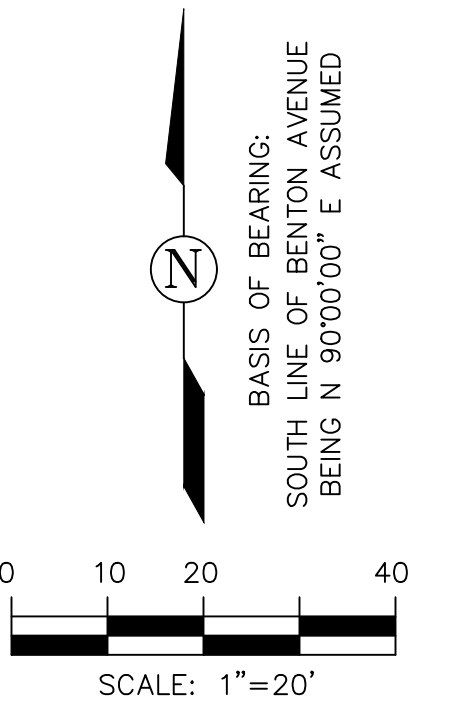
**MAIN STREET TYPICAL SECTION (LOOKING NORTH)**

N.T.S.



**SITE DATA**

GROSS AREA	= 36,371 SQUARE FEET (0.835 ACRES)
NET AREA	= 36,371 SQUARE FEET (0.835 ACRES)
NO. OF LOTS	= 1
CURRENT ZONING	= B4-PUD (PARCELS 1, 2 & 3) B4 - DOWNTOWN CORE DISTRICT (PARCEL 4)
PROPOSED SETBACKS:	
MINIMUM:	
FRONT YARD	= NONE SPECIFIED
SIDE YARD	= NONE SPECIFIED
REAR YARD	= NONE SPECIFIED
MAXIMUM:	= 6' FOR ALL NEW CONSTRUCTION OR MODIFICATIONS TO ANY EXTERIOR BUILDING WALL MADE AFTER JANUARY 1, 2012.
BUILDING SITE AREA REQUIREMENTS	= NONE SPECIFIED
LOT WIDTH REQUIREMENTS	= NONE
YARD REQUIREMENTS	= NONE
MAXIMUM FLOOR AREA RATIO (B4 DISTRICT)	= 2.5
PROPOSED FLOOR AREA RATIO	= 3.10
MAXIMUM BUILDING HEIGHT	= 60 FEET
NUMBER OF PROPOSED DWELLING UNITS	= 72
PARKING PROVIDED	= 120 SPACES (115 + 5HC)
PROPOSED PARKING RATIO	= 1.67/UNIT
<b>BUILDING AREA:</b>	
GROSS AREA	
-FIRST FLOOR GROSS (33,052 x 1)	= 33,052 SQUARE FEET
-SECOND & THIRD FLOOR GROSS (34,555 x 2)	= 69,110 SQUARE FEET
-FOURTH & FIFTH FLOOR GROSS (29,809 X 2)	= 59,618 SQUARE FEET
TOTAL GROSS AREA	= 161,780 SQUARE FEET
<b>FAR AREA</b>	
-LEASABLE RESIDENTIAL	= 14,190 SQUARE FEET
-LEASABLE COMMERCIAL	= 77,248 SQUARE FEET
TOTAL LEASABLE AREA	= 91,438 SQUARE FEET
ACTUAL TOTAL AREA (LESS PARKING)	= 112,887 SQUARE FEET
ACTUAL FAR	= 3.10
BUILDING EFFICIENCY:	= 81%



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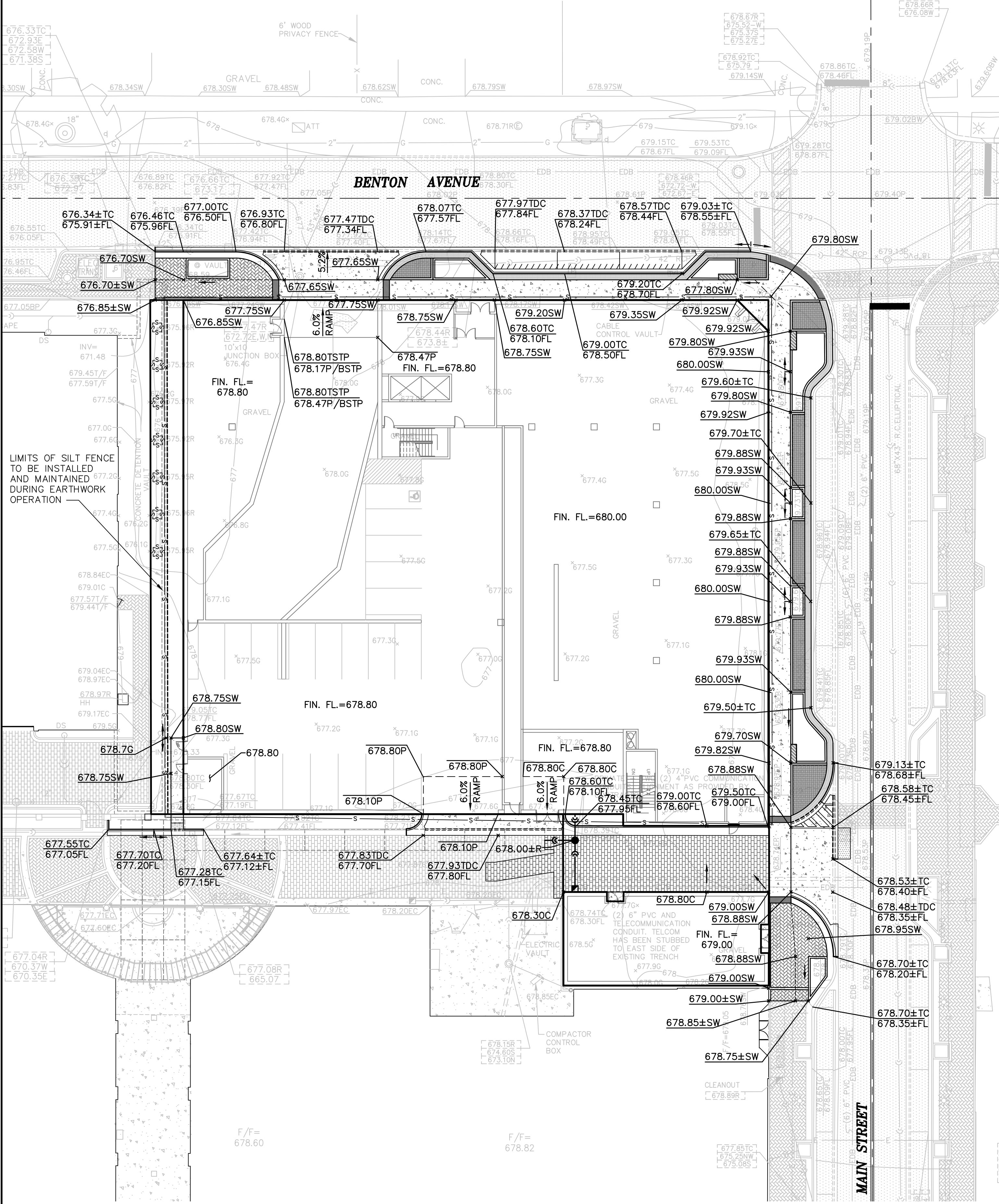
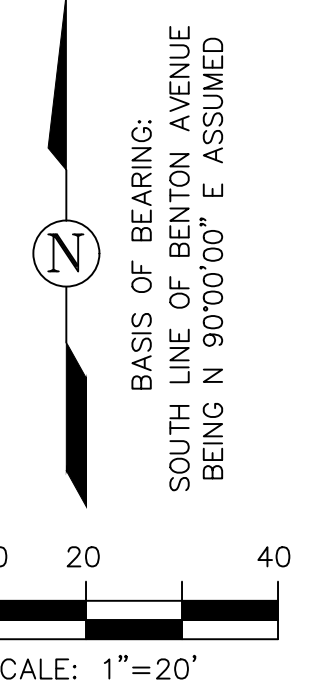
REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	05/15/19	REV. PER CITY RVW (DATED 4/25/19)			

MAIN STREET PROMENADE PHASE III				
DIMENSION PLAN				
DRN./CKD. BY: SRH/JGC	FILE: 8422NEX_P	FLD. BK./PG.: 147/3	SHEET NO. 3	
SCALE: 1"=20'	DATE: 03/18/19	JOB NO.: 190-311	2 OF 3	

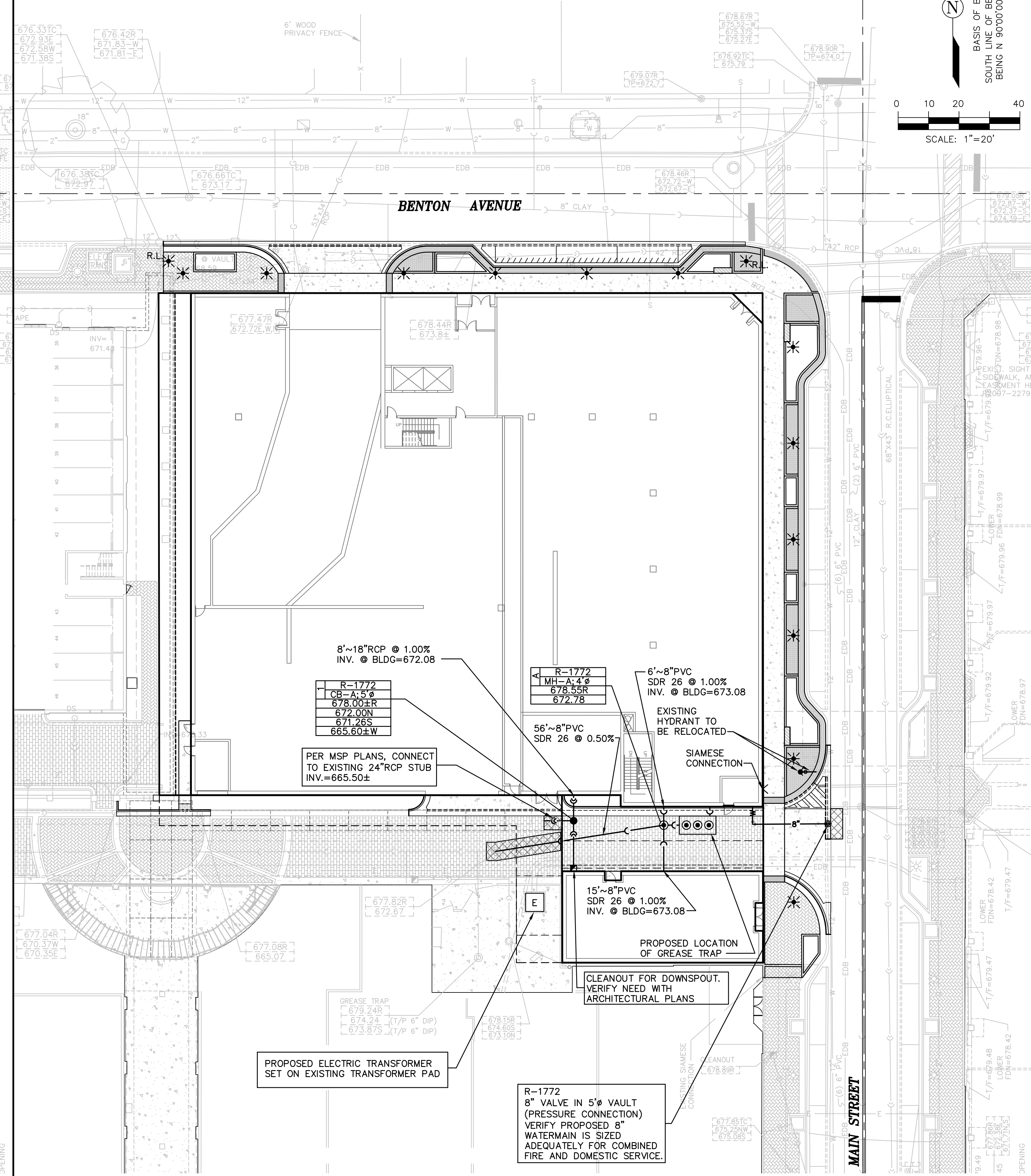


**NOTE:**

PER MAIN STREET PROMENADE DRAINAGE STUDY, THE 100 YEAR HIGH WATER LEVEL IN BENTON AVENUE IS 677.60. THE PROPOSED INGRESS/EGRESS HAS BEEN LOCATED SO THAT THE MAXIMUM PONDING AT THE DRIVEWAY IS LESS THAN 12-INCHES. LOWEST FINISHED FLOOR ELEVATION (678.80) IS 1.2 FEET ABOVE THE 100 YEAR HWL.



**GRADING PLAN**



**UTILITY PLAN**

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**MAIN STREET PROMENADE PHASE III**  
GRADING & UTILITY PLAN

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SCALE: 1"=20'	DATE: 03/18/19	JOB NO.: 190-311	OF 3

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