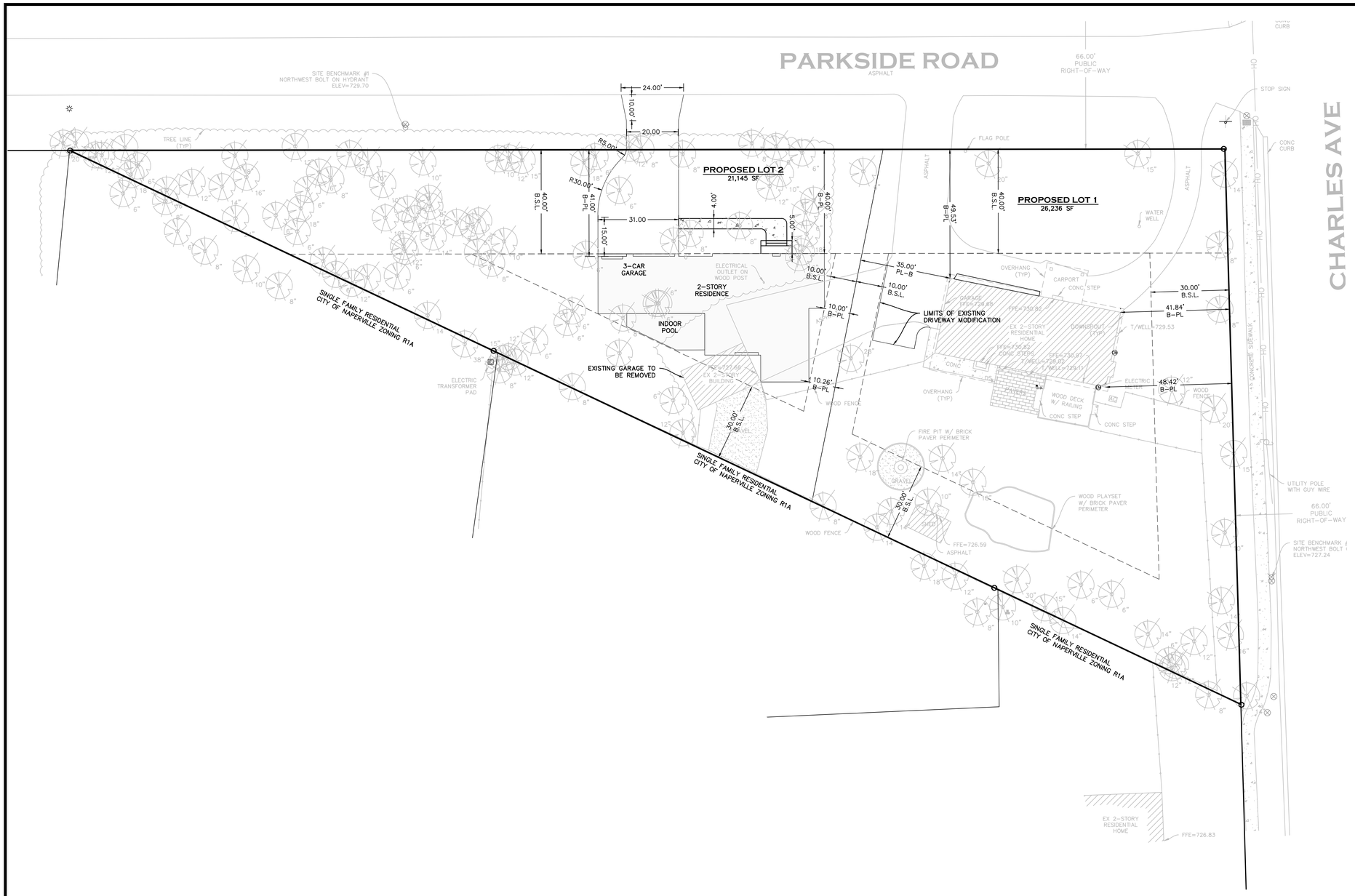

NORTH

20 0 10 20

1" = 20'
GRAPHIC SCALE

LEGEND

	STANDARD DUTY ASPHALT PAVEMENT
	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 MINUMUM 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

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

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Firm Registration #184-002793

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