PRELIMINARY ENGINEERING PLAN
(GEOMETRIC PLAN)
FOR
THE BELVEDERE

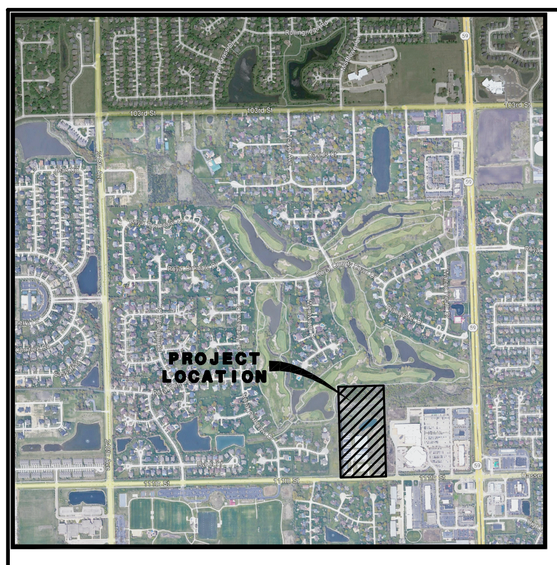
THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

SHEET 1 OF 3

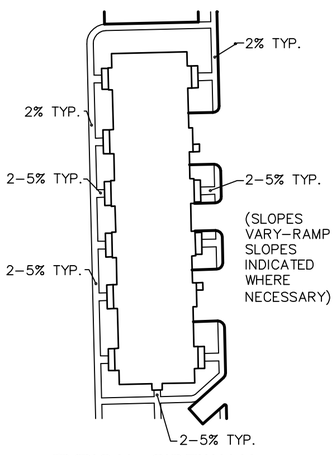
N

60 30 0 60

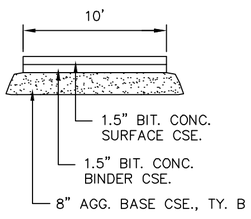
SCALE: 1 INCH = 60 FEET



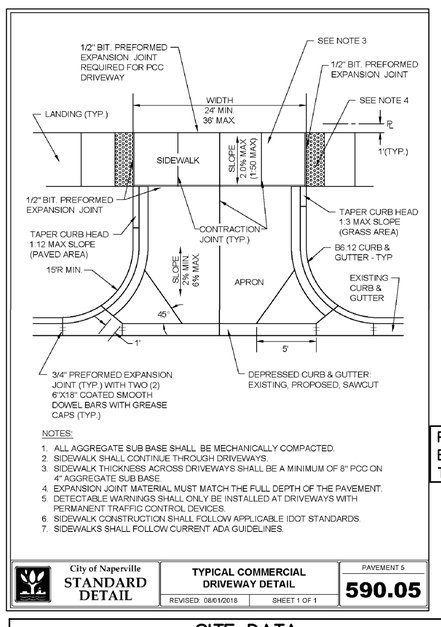
LOCATION MAP



TYPICAL SIDEWALK SLOPE DETAIL



ASPHALT PATH DETAIL



SITE DATA

A. TOTAL AREA	20.17 AC.±
PROPOSED ZONING OCI PUD	
B. 111th R.O.W. DEDICATION	0.91 AC.±
C. P.U.D. OPEN SPACE CALCULATION	9.63 AC. OR 47.74%
D. UNITS	212 UNITS
E. DENSITY	10.51 DU/AC.
F. 111th STREET SETBACK	20 FT.
G. BUILDING HEIGHT	28 FT.
H. PARKING REQUIRED	477
I. PARKING PROVIDED	480
GARAGE PARKING	76
DRIVEWAY PARKING	76
SURFACE PARKING	328
J. ACCESSIBLE PARKING SPACES REQUIRED	9
K. ACCESSIBLE PARKING SPACES PROVIDIED	10

NOTES

1. DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
2. ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
3. ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
4. STORMWATER STORAGE TO BE PROVIDED AND THE DESIGN OF STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF NAPERVILLE AND WILL COUNTY REQUIREMENTS.
5. UNLESS OTHERWISE NOTED ALL WATERMAIN AND SANITARY SEWER TO BE 8" DIAMETER.
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7. ANY TRAILS NOT IN PUBLIC RIGHT-OF-WAY WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
8. APPROPRIATE SIGNAGE AND STRIPING WILL BE PROVIDED WITH THE FINAL ENGINEERING PLANS.
9. ANY EXISTING WELL AND SEPTIC FIELDS SHALL BE ABANDONED ACCORDING TO COUNTY HEALTH DEPARTMENT.
10. WATER SERVICES ARE 6" DIWS WITH 6" VALVE IN BOX NEAR BUILDINGS
11. SANITARY SERVICES ARE 6" PVC WITH INSPECTION MANHOLES AT THE BUILDING

BENCHMARK\CONTROL POINTS

ELEVATION REFERENCE MARK:

NGS MONUMENT NAPERVILLE 248 (PID AA3771): STATION IS IN SOUTHWEST CORNER OF INTERSECTION IN FRONT OF A SELF SERVE GAS STATION AND CONVENIENCE STORE, 5 FEET FROM BACK OF CURB ON WEST SIDE OF IL 59. STATION IS 118.04 FEETSOUTH OF NAIL WITH PLASTIC TAG IN EAST FACE OF POWER POLE, 21.44 FEETSOUTHEAST OF + CHISILED ON TOP OF CONCRETE SIGN BASE, AND 15.24 FEETNORTH OF NAIL WITH PLASTIC TAG IN SOUTHEAST FACE OF POWER POLE. STATION IS STAINLESS STEEL ROD IN PVC SLEEVE WITH METAL CAP AND LID SET FLUSH WITH GROUND.
ELEVATION: 657 NAVD88

CONTROL POINTS:

CP #204: SET '+' IN CONCRETE SIDEWALK ON EAST SIDE OF WESTERN ENTRANCE ON THE NORTH SIDE OF 111TH STREET.
NORTHING: 1826258.45
EASTING: 1017599.24
ELEVATION: 659.87 NAVD 88

CP #205: SET '+' IN CONCRETE THE MIDDLE OF THE WESTERN PARKING LOT ENTRANCE TO SHOPPING CENTER NEAR THE SOUTHEAST CORNER OF THE SUBJECT SITE.
NORTHING: 1826294.74
EASTING: 1018239.00
ELEVATION: 657.41 NAVD 88

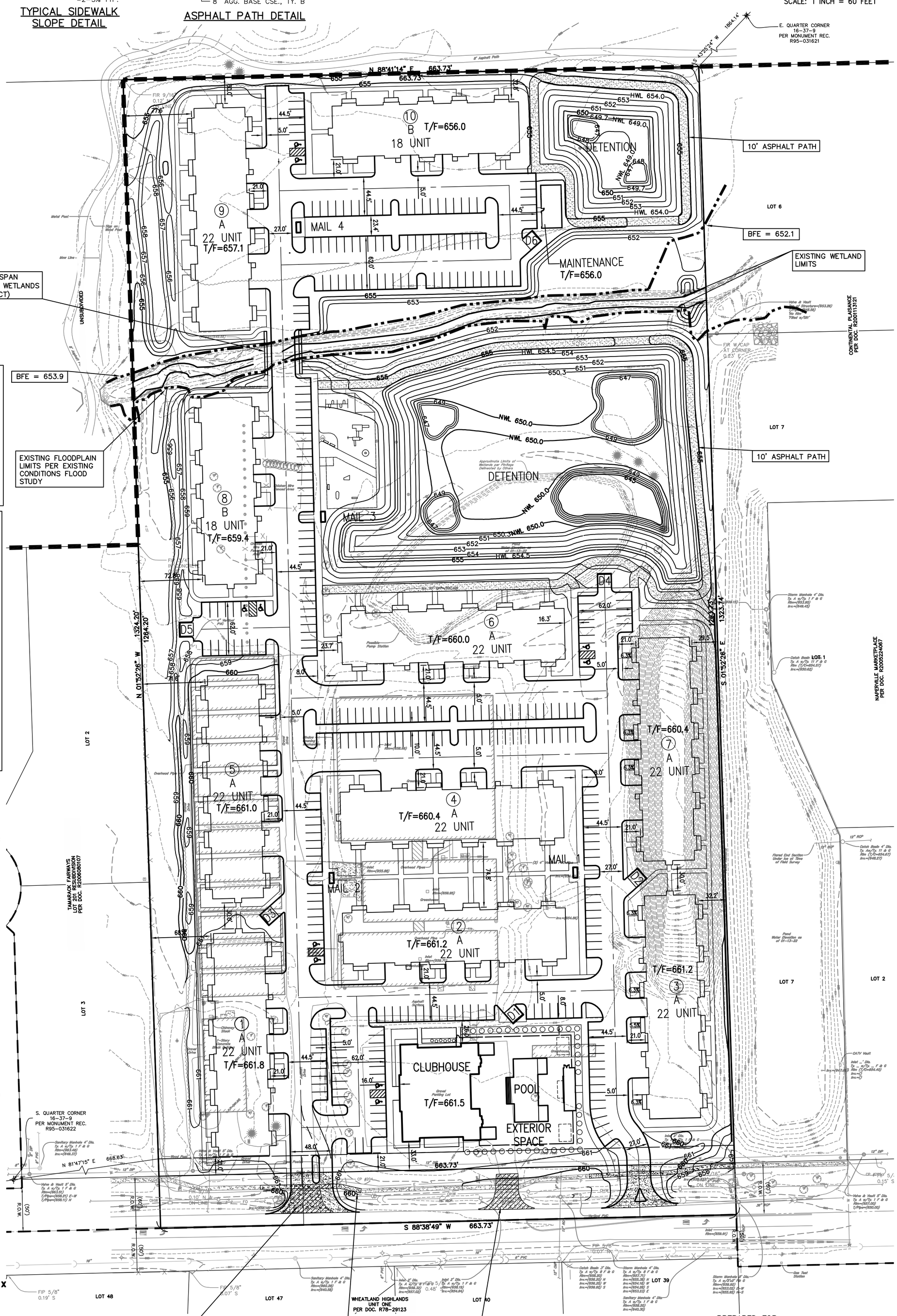
NOTES

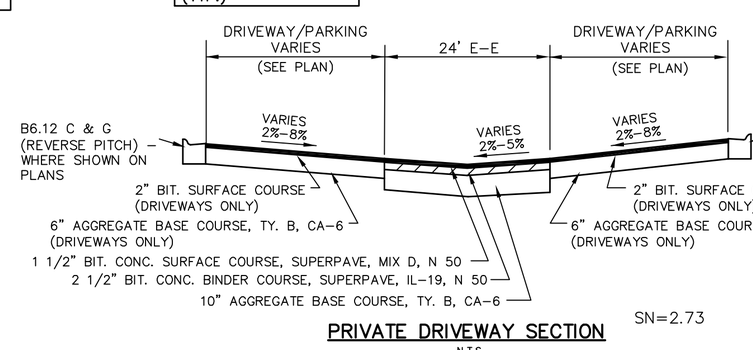
BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY CEMCON, LTD. ON JANUARY 16, 2022.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		DRAIN BASIN
		SLOPE INLET BOX
		HEADWALL
		END SECTION
		STORM SEWER
		SANITARY SEWER
		WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
(ELEV)	ELEV	CONTOURS ELEVATIONS
		STREET LIGHT
		WATERMAIN PROTECTION
		SILT FENCE INLET PROTECTOR
		TEMPORARY STRAW BALE DITCH CHECK
		SILT FENCE DITCH CHECK
		RIP-RAP
		OVERFLOW ROUTE
		PLASTIC STORM SEWER (HDPE OR EQUIVALENT)





PRIVATE DRIVEWAY SECTION
N.T.S.

PREPARED FOR:
BRIDGE CAPITAL PARTNERS
899 PINE STREET #2000
SAN FRANCISCO, CA. 94108

PREPARED BY:

CEMCON, Ltd.
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Aurora, Illinois 60502-9675
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E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 904411 FILE NAME: PREOVER
DRAWN BY: KMS FLD. BK. / PG. NO.: -----
COMPLETION DATE: 03-29-22 JOB NO.: 904.411
XREF : TOPO PROJECT MANAGER : KMM
REV.: 05-11-22/KMS PER CITY COMMENTS 04-26-22
REV.: 07-05-22/JGC PER CITY COMMENTS 05-25-22

PRELIMINARY ENGINEERING PLAN FOR THE BELVEDERE
CITY OF NAPERVILLE PROJECT NO.: 22-1-023

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PRELIMINARY ENGINEERING PLAN
(GRADING PLAN)
FOR
THE BELVEDERE

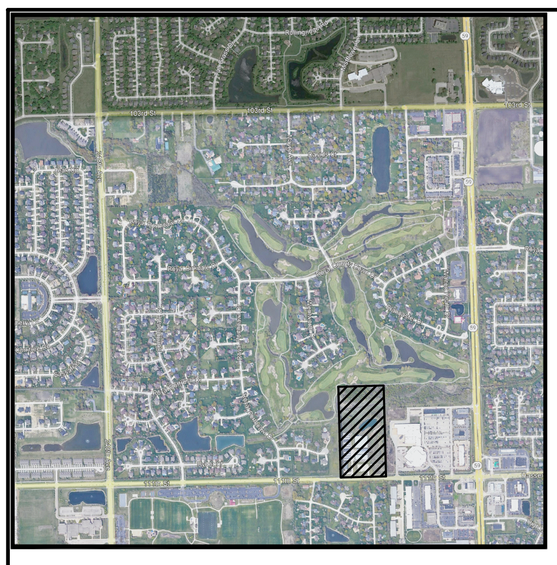
THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

SHEET 2 OF 3

N

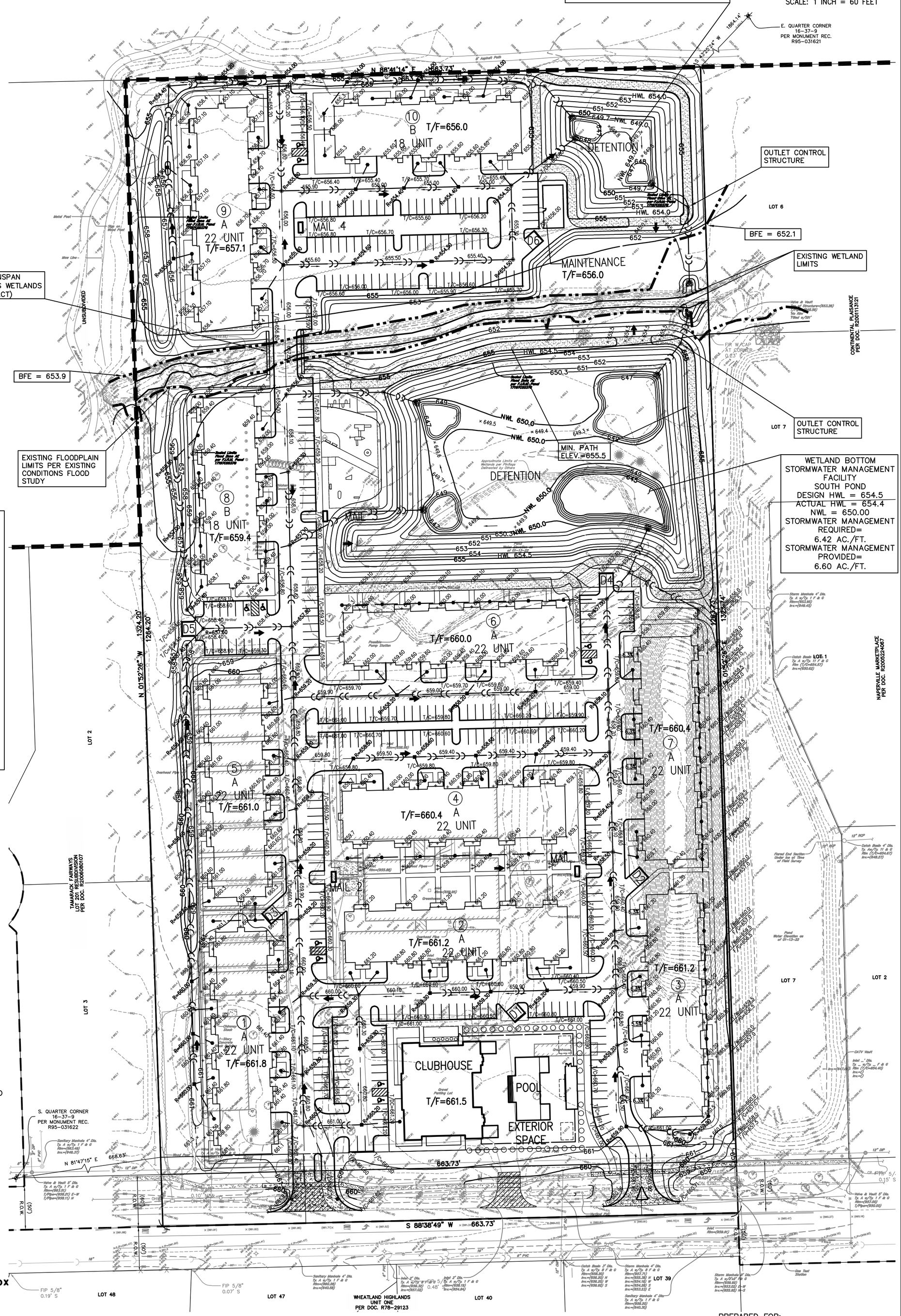
60 30 0 60

SCALE: 1 INCH = 60 FEET



LOCATION MAP

WETLAND BOTTOM
STORMWATER MANAGEMENT FACILITY
NORTH POND
DESIGN HWL = 654.00
ACTUAL HWL = 653.3
NWL = 649.0
STORMWATER MANAGEMENT REQUIRED=
1.00 AC./FT.
STORMWATER MANAGEMENT PROVIDED=
1.27 AC./FT.



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		RIP-RAP
		OVERFLOW ROUTE
		PLASTIC STORM SEWER (HDPE OR EQUIVALENT)

PREPARED FOR:
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SAN FRANCISCO, CA. 94108

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PRELIMINARY ENGINEERING PLAN FOR THE BELVEDERE
CITY OF NAPERVILLE PROJECT NO.: 22-1-023

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PRELIMINARY ENGINEERING PLAN
(UTILITY PLAN)
FOR
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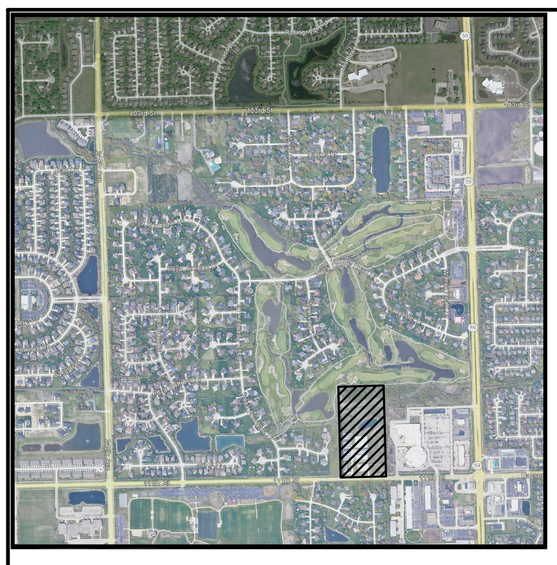
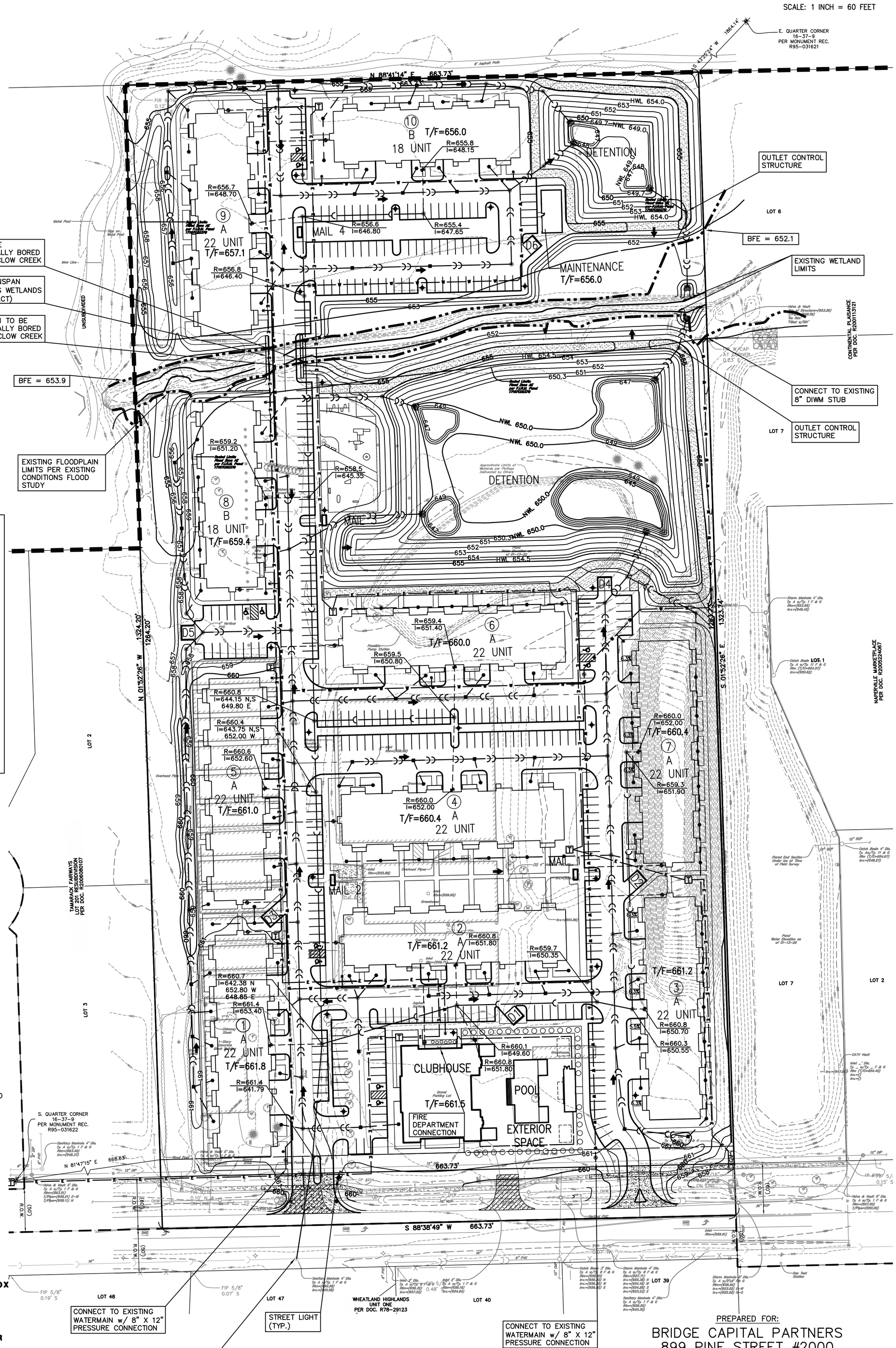


LOCATION MAP



SERVICE NOTES

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PRELIMINARY ENGINEERING PLAN FOR THE BELVEDERE
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