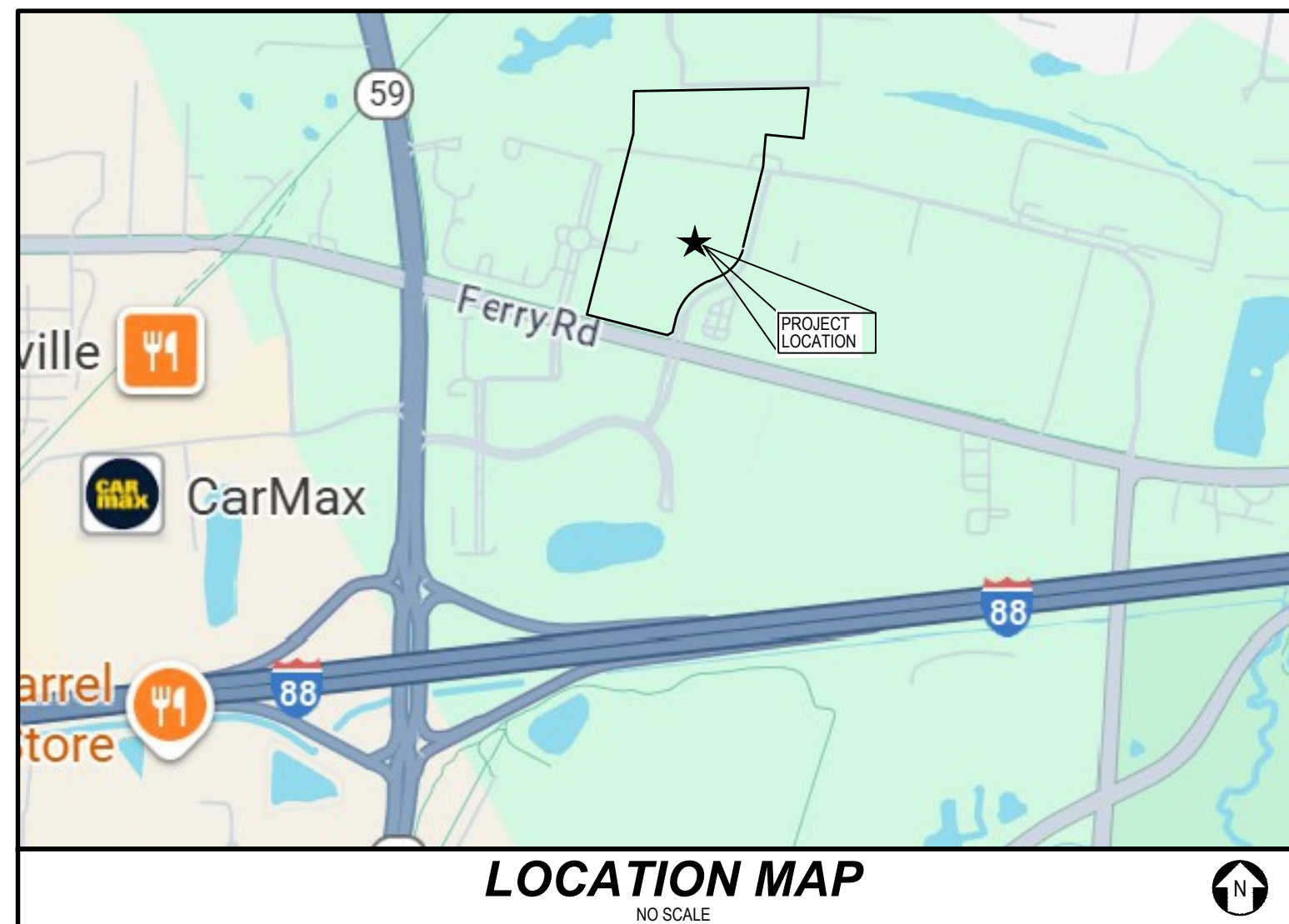
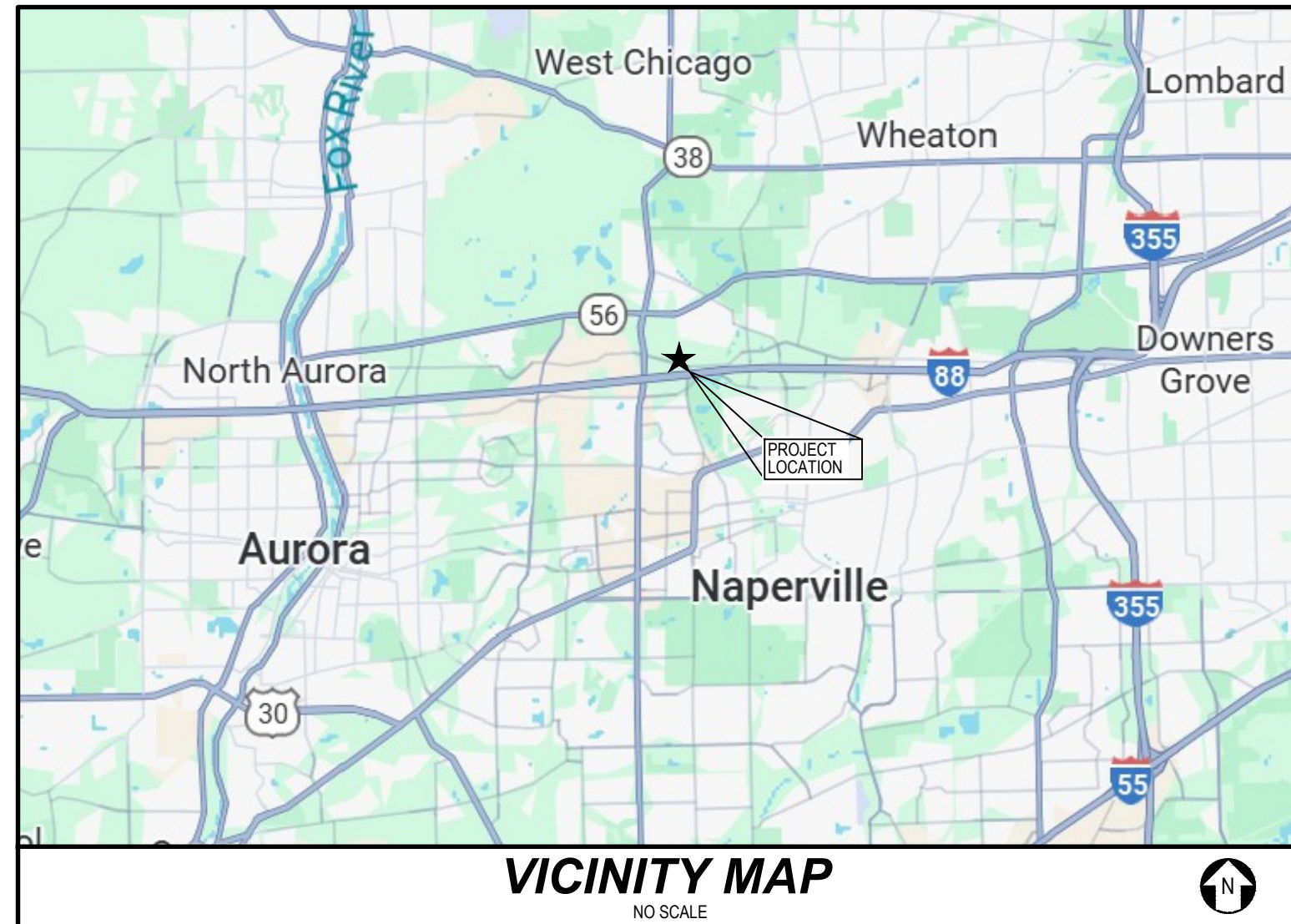


PRELIMINARY ENGINEERING PLANS FOR *NORTHGATE OF NAPERVILLE* NAPERVILLE, ILLINOIS

PROJECT TEAM
<p style="text-align: center;"><u>OWNER/DEVELOPER</u></p> <p>M/I Homes of Chicago LLC 2135 City Gate Lane, Suite 620 Naperville, Illinois 60563 815 735 1876 Contact: Steve Wyland</p>
<p style="text-align: center;"><u>ENGINEER</u></p> <p>V3 Companies, Ltd. 7325 Janes Avenue Woodridge, Illinois 60517 630 724 9200 Project Manager: Lisa Cassaidy; P.E. lcassaidy@v3co.com Project Engineer: Matt Gutzeit; P.E. mgutzeit@v3co.com</p>
<p style="text-align: center;"><u>LANDSCAPE ARCHITECT/PLANNER</u></p> <p>Gary R. Weber Associates, Inc. 402 W. Liberty Drive Wheaton, Illinois 60187 630-668-7197 Contact: Doug Shannon</p>



INDEX	
CIVIL ENGINEERING PLANS	
C0.0	TITLE SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	OVERALL LAYOUT PLAN
C2.1	LAYOUT AND PAVING PLAN - NORTH
C2.2	LAYOUT AND PAVING PLAN - SOUTH
C3.1	GRADING PLAN - NORTH
C3.2	GRADING PLAN - SOUTH
C4.1	UTILITY PLAN - NORTH
C4.2	UTILITY PLAN - SOUTH

BENCHMARK INFO:
SOURCE BENCHMARK: NGS MONUMENT, DESIGNATION: 0122, PID: DK3291 ELEVATION: 723.85-NAVD 88' SEE NGS DATA SHEET FOR DETAILS.
SITE BENCHMARK: SEE EXISTING CONDITIONS PLAN FOR LOCATION.

Joint Utility Locating Information for Excavators

800.892.0123

Call 48 hours before you dig

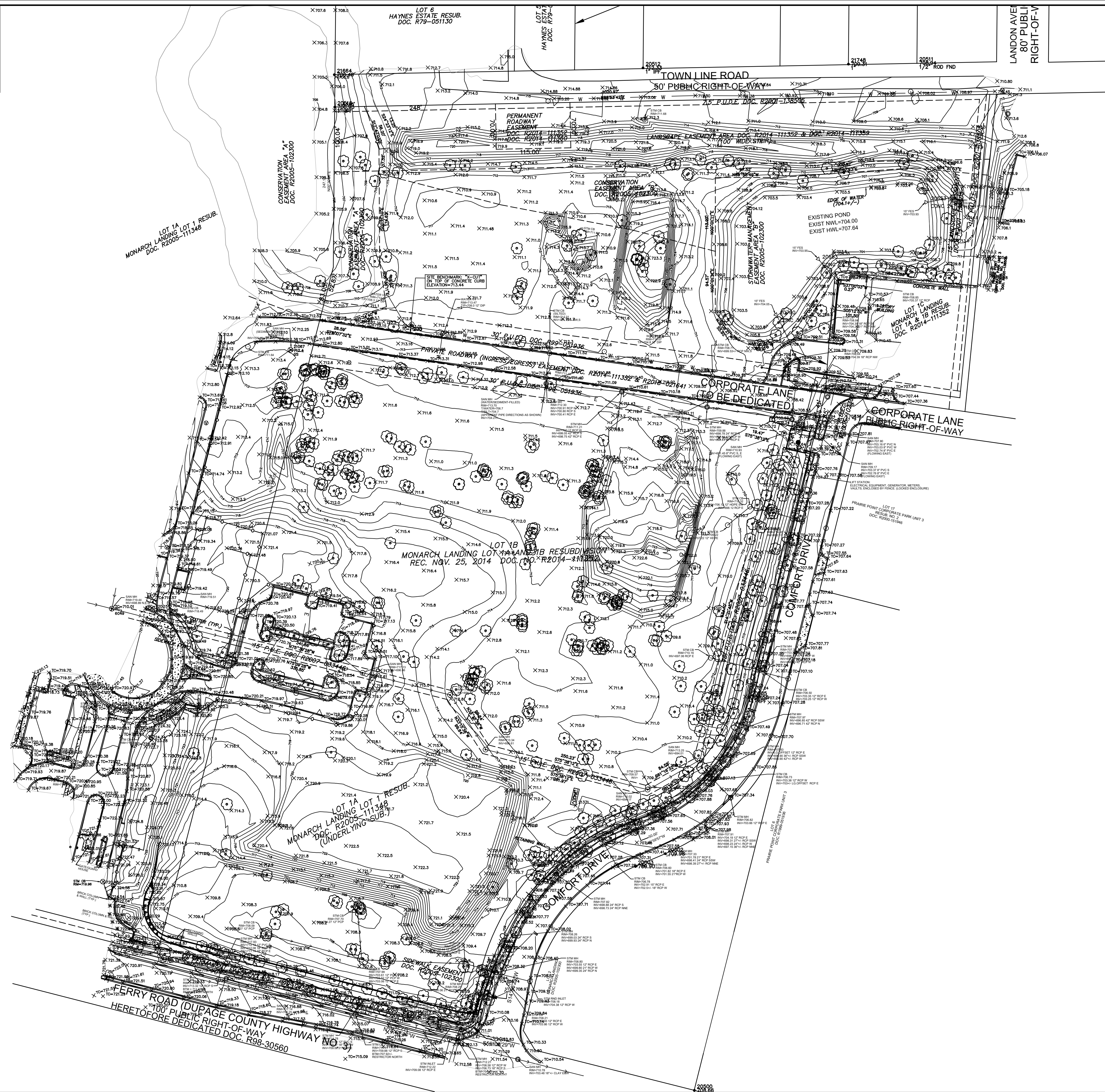
<p style="font-size: x-small;">PROJECT NO.: 03099.MI PROJECT MANAGER: LC DESIGNED BY: MG DRAWN BY: NRS</p>	<p style="font-size: x-small;">ORIGINAL ISSUE DATE: 12/19/2025</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>04-01-26</td> <td>CITY COMMENTS</td> </tr> <tr> <td>2</td> <td>05-20-26</td> <td>CITY COMMENTS</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1	04-01-26	CITY COMMENTS	2	05-20-26	CITY COMMENTS
NO.	DATE	DESCRIPTION								
1	04-01-26	CITY COMMENTS								
2	05-20-26	CITY COMMENTS								
<p style="font-size: x-small;">TITLE SHEET</p> <p style="font-size: x-small;">NORTHGATE OF NAPERVILLE</p> <p style="font-size: x-small;">NAPERVILLE ILLINOIS</p>										
<p style="font-size: x-small;">7325 Janes Avenue Woodridge, IL 60517 630-724-9200 phone www.v3co.com</p> <p style="font-size: x-small;">DRAWING NO.</p> <p style="font-size: x-large; font-weight: bold;">C0.0</p>										

BENCHMARK INFO:

SOURCE BENCHMARK: NGS MONUMENT, DESIGNATION: 0122, PID: DK3291 ELEVATION: 723.85 NAVD 88' SEE NGS DATA SHEET FOR DETAILS.

SITE BENCHMARK "X-CUT" ON TOP OF CONCRETE CURB ELEVATION=713.44

EXISTING TOPOGRAPHIC SURVEY PREPARED BY:
THOMSON SURVEYING LTD.
9575 W. HIGGINS ROAD, SUITE 850
ROSEMONT, IL 60018
847-318-9790



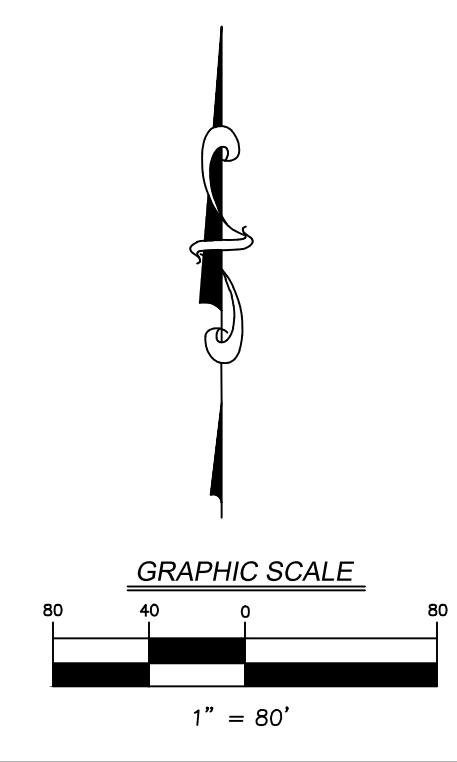
REVISIONS	
NO.	DESCRIPTION
1	04-01-26 CITY COMMENTS
2	05-20-26 CITY COMMENTS

PROJECT NO.:	03099.MI
PROJECT MANAGER:	LC
DESIGNED BY:	MG
DRAWN BY:	NRS

EXISTING CONDITIONS PLAN
NORTHGATE OF NAPERVILLE
NAPERVILLE ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
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www.v3co.com

DRAWING NO.
C1.0





REVISIONS		DESCRIPTION
NO.	DATE	DESCRIPTION
1	04-01-26	CITY COMMENTS
2	05-20-26	CITY COMMENTS

PROJECT NO.: 03099.MI
 ORIGINAL ISSUE DATE: 12/19/2025
 PROJECT MANAGER: LC
 DESIGNED BY: MG
 DRAWN BY: NRS

OVERALL SITE PLAN
NORTHGATE OF NAPERVILLE
 NAPERVILLE
 ILLINOIS

7325 Janes Avenue
 Woodridge, IL 60517
 630.724.9200 phone
 www.v3co.com

DRAWING NO.
C2.0

CURB LEGEND

- B6.12 REGULAR PITCH CURB AND GUTTER
- B6.12 REVERSE PITCH CURB AND GUTTER
- B6.12 DEPRESSED CURB AND GUTTER

PAVEMENT LEGEND

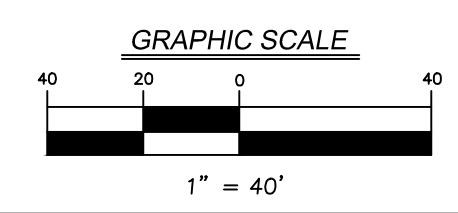
- BITUMINOUS PAVEMENT (LOCAL ROAD)(SN = 3.00)**
- 1.5" BIT CONC SURFACE COURSE
 - 3.5" HOT MIX ASPHALT BINDER COURSE
 - 10" COMPACTED AGGREGATE BASE COURSE, TYPE B, CA-6, GRADE 8 OR 9
- PRIVATE DRIVE SECTION (SN = 2.63)**
- 1.5" BIT CONC SURFACE COURSE
 - 3.0" BIT CONC BINDER COURSE
 - 8" AGGREGATE BASE COURSE TYPE B, (CA-6)
- PRIVATE DRIVEWAY SECTION**
- 2.0" BIT CONC SURFACE COURSE
 - 6" AGGREGATE BASE COURSE TYPE B, (CA-6)
- MILL AND RESURFACE SECTION**
- 1.5" BIT CONC SURFACE COURSE
- CONCRETE SIDEWALK**
- 4" CONCRETE, IDOT CLASS SI
 - 2" COMPACTED AGGREGATE SUBBASE, CA-6

LEGEND

- | EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|--------------------------|
| | | RIGHT-OF-WAY LINE |
| | | PROPERTY LINE (EXTERIOR) |
| | | LOT LINE (INTERIOR) |
| | | EASEMENT LINE |
| | | FENCE LINE |
| | | CENTERLINE |
| | | CURB & GUTTER |
| | | DEPRESSED CURB & GUTTER |



- NOTES:**
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED YELLOW UNLESS OTHERWISE NOTED.
 3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.



REVISIONS	
NO.	DESCRIPTION
1	04-01-26 CITY COMMENTS
2	05-20-26 CITY COMMENTS

PROJECT NO.:	03099 MI
PROJECT MANAGER:	LC
DESIGNED BY:	MG
DRAWN BY:	NRS

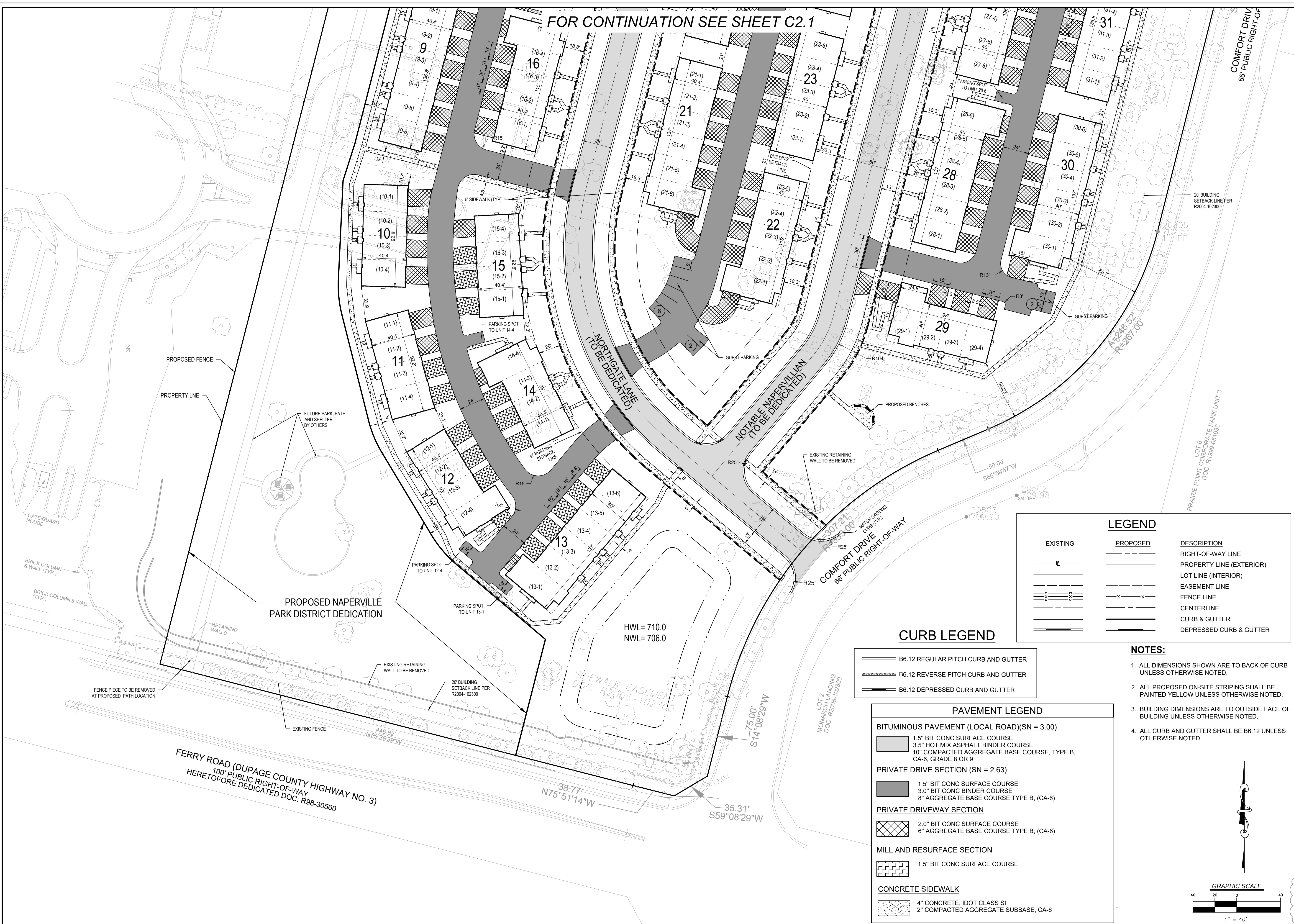
LAYOUT AND PAVING PLAN - NORTH
 NORTHGATE OF NAPERVILLE
 ILLINOIS
 NAPERVILLE

7325 Janes Avenue
 Woodridge, IL 60517
 630.724.9200 phone
 www.v3co.com

DRAWING NO.
C2.1

FOR CONTINUATION SEE SHEET C2.2

FOR CONTINUATION SEE SHEET C2.1

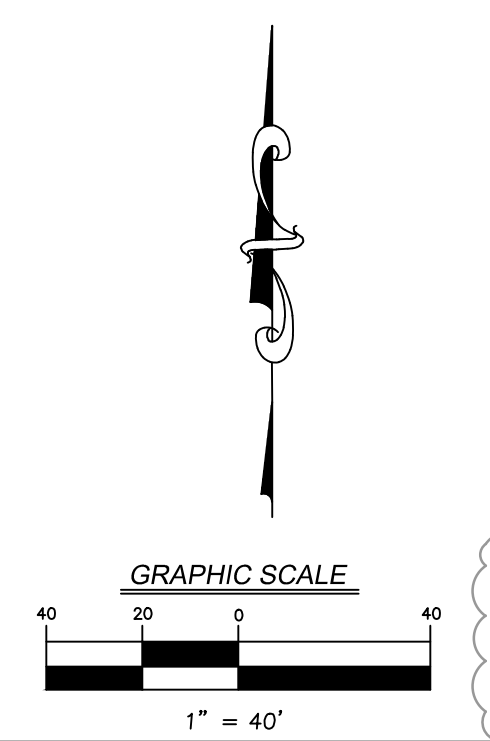


LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		FENCE LINE
		CENTERLINE
		CURB & GUTTER
		DEPRESSED CURB & GUTTER

CURB LEGEND	
	B6.12 REGULAR PITCH CURB AND GUTTER
	B6.12 REVERSE PITCH CURB AND GUTTER
	B6.12 DEPRESSED CURB AND GUTTER

PAVEMENT LEGEND	
BITUMINOUS PAVEMENT (LOCAL ROAD)(SN = 3.00)	
	1.5" BIT CONC SURFACE COURSE
	3.5" HOT MIX ASPHALT BINDER COURSE
	10" COMPACTED AGGREGATE BASE COURSE, TYPE B, CA-6, GRADE 8 OR 9
PRIVATE DRIVE SECTION (SN = 2.63)	
	1.5" BIT CONC SURFACE COURSE
	3.0" BIT CONC BINDER COURSE
	8" AGGREGATE BASE COURSE TYPE B, (CA-6)
PRIVATE DRIVEWAY SECTION	
	2.0" BIT CONC SURFACE COURSE
	6" AGGREGATE BASE COURSE TYPE B, (CA-6)
MILL AND RESURFACE SECTION	
	1.5" BIT CONC SURFACE COURSE
CONCRETE SIDEWALK	
	4" CONCRETE, IDOT CLASS SI
	2" COMPACTED AGGREGATE SUBBASE, CA-6

- NOTES:**
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED YELLOW UNLESS OTHERWISE NOTED.
 3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.



REVISIONS		NO.	DATE	DESCRIPTION
1	04-01-26	1	04-01-26	CITY COMMENTS
2	05-20-26	2	05-20-26	CITY COMMENTS

LAYOUT AND PAVING PLAN - SOUTH
NORTHGATE OF NAPERVILLE
 ILLINOIS
 NAPERVILLE

7325 Janes Avenue
 Woodridge, IL 60517
 630.724.9200 phone
 www.v3co.com

DRAWING NO.
C2.2

NOTES:

- 1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
- 2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
- 3. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%.

FOR CONTINUATION SEE SHEET C3.1

LEGEND

EXISTING	PROPOSED	DESCRIPTION
⊙	⊙	UTILITY STRUCTURE WITH CLOSED LID
□	⊙	CURB INLET
○	⊙	DRAINAGE STRUCTURE WITH OPEN LID
⊕	⊕	FIRE HYDRANT
⊖	⊖	VALVE IN VALVE BOX
⊗	⊗	GATE VALVE IN VALVE VAULT
⊘	⊘	FLARED END SECTION (F.E.S.)
— 710	— 710	CONTOUR
× 706.00	× 706.0	SPOT ELEVATION
→	→	STORMWATER FLOW DIRECTION
	→	STORMWATER OVERFLOW ROUTE



EXISTING POND
 EXIST NWL=704.00
 EXIST HWL=707.64
 PROP HWL=708.35

FOR CONTINUATION SEE SHEET C3.2

REVISIONS		DESCRIPTION
NO.	DATE	DESCRIPTION
1	04-01-26	CITY COMMENTS
2	05-15-26	CITY COMMENTS

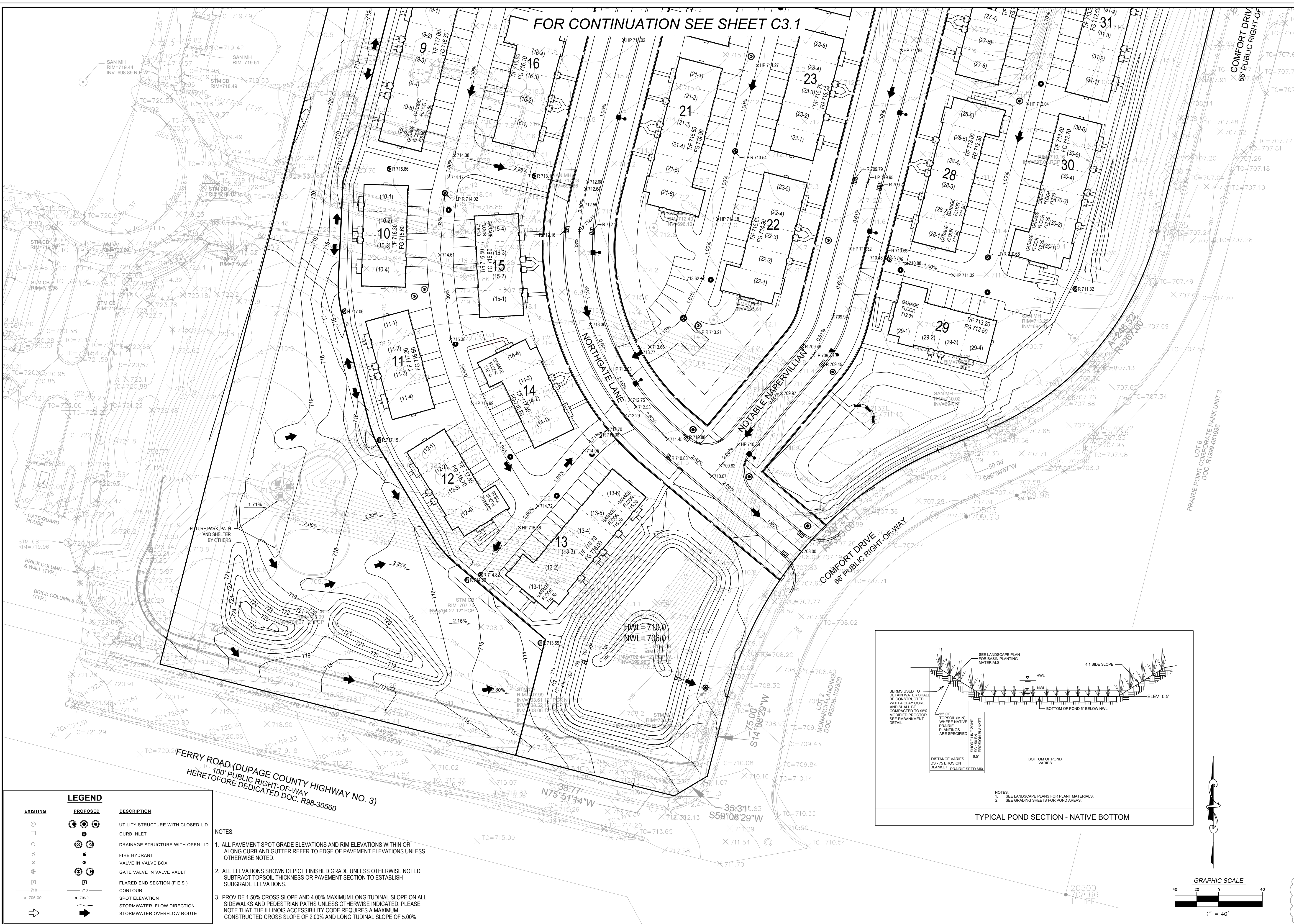
PROJECT NO.:	03099.MI
PROJECT MANAGER:	LC
DESIGNED BY:	MG
DRAWN BY:	NRS

GRADING PLAN - SOUTH
 NORTHGATE OF NAPERVILLE
 NAPERVILLE, ILLINOIS

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 Woodridge, IL 60517
 630.724.9200 phone
 www.v3co.com

DRAWING NO.
C3.2

FOR CONTINUATION SEE SHEET C3.1



REVISIONS		DESCRIPTION
NO.	DATE	DESCRIPTION
1	04-01-26	CITY COMMENTS
2	05-20-26	CITY COMMENTS

PROJECT NO.: 03099.MI
 PROJECT MANAGER: LC
 DESIGNED BY: MG
 DRAWN BY: NRS

ORIGINAL ISSUE DATE: 12/19/2025

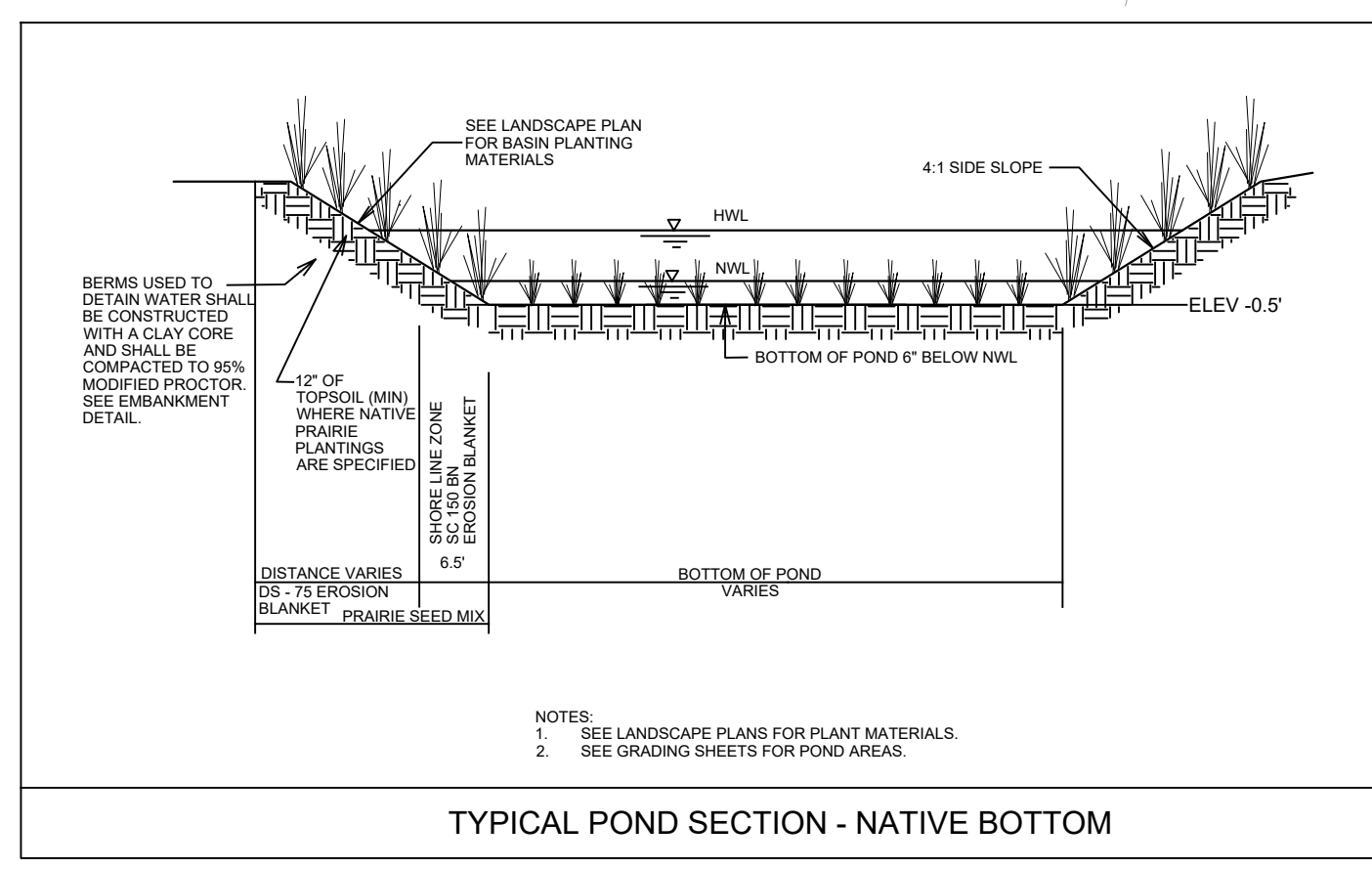
GRADING PLAN - SOUTH
 NORTHGATE OF NAPERVILLE
 NAPERVILLE, ILLINOIS

7325 Janes Avenue
 Woodridge, IL 60517
 630.724.9200 phone
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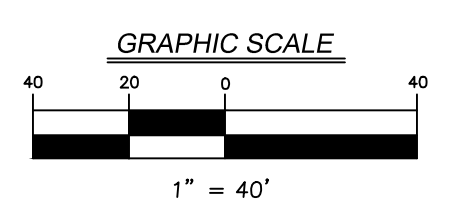
DRAWING NO.
C3.2

EXISTING	PROPOSED	DESCRIPTION
○	○	UTILITY STRUCTURE WITH CLOSED LID
□	○	CURB INLET
○	○	DRAINAGE STRUCTURE WITH OPEN LID
○	○	FIRE HYDRANT
○	○	VALVE IN VALVE BOX
○	○	GATE VALVE IN VALVE VAULT
□	□	FLARED END SECTION (F.E.S.)
— 710	— 710	CONTOUR
× 706.00	× 706.00	SPOT ELEVATION
→	→	STORMWATER FLOW DIRECTION
→	→	STORMWATER OVERFLOW ROUTE

- NOTES:
- ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
 - PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%.



NOTES:
 1. SEE LANDSCAPE PLANS FOR PLANT MATERIALS.
 2. SEE GRADING SHEETS FOR POND AREAS.



LEGEND		DESCRIPTION
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
		COMBINED SEWER
		WATER MAIN
		UNDERGROUND FIBER OPTIC
		UNDERGROUND ELECTRIC
		UNDERGROUND TELEPHONE
		OVERHEAD ELECTRIC
		OVERHEAD TELEPHONE
		OVERHEAD WIRE
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
		LIGHT STANDARD
		OVERHEAD UTILITY POLE

- NOTES:
1. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
 2. UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 WITH TYPE D LID OR APPROVED EQUAL, AND FRAME AND CLOSED LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. FRAME AND OPEN LID STORM STRUCTURES IN OPEN SPACE SHALL BE R-4340-B OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS. FRAME AND CLOSED LID STORM STRUCTURES LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE "NEENAH R-1772 WITH TYPE C LID (OR EQUIVALENT) WITH PERMA-GRIP SURFACE. DRILL 1 - 1" DIAMETER LIFT HOLE INSTEAD OF A STANDARD PICK HOLE."
 3. LIGHT POLES SHOWN FOR COORDINATION OR LOCATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE PLANS BY SITE LIGHTING CONSULTANT FOR SITE LIGHTING INFORMATION.
 4. TRANSFORMER LOCATIONS WILL BE COORDINATED WITH NAPERVILLE ELECTRIC DEPARTMENT.



REVISIONS		NO.	DATE	DESCRIPTION
1	04-01-26	1	04-01-26	CITY COMMENTS
2	05-20-26	2	05-20-26	CITY COMMENTS

PROJECT NO.:	03099.MI
PROJECT MANAGER:	LC
DESIGNED BY:	MG
DRAWN BY:	NRS

UTILITY PLAN - NORTH
 NORTHGATE OF NAPERVILLE
 ILLINOIS
 NAPERVILLE

7325 Janes Avenue
 Woodridge, IL 60517
 630.724.9200 phone
 www.v3co.com

DRAWING NO.
C4.1

