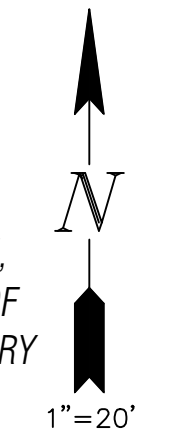


SITE PLAN

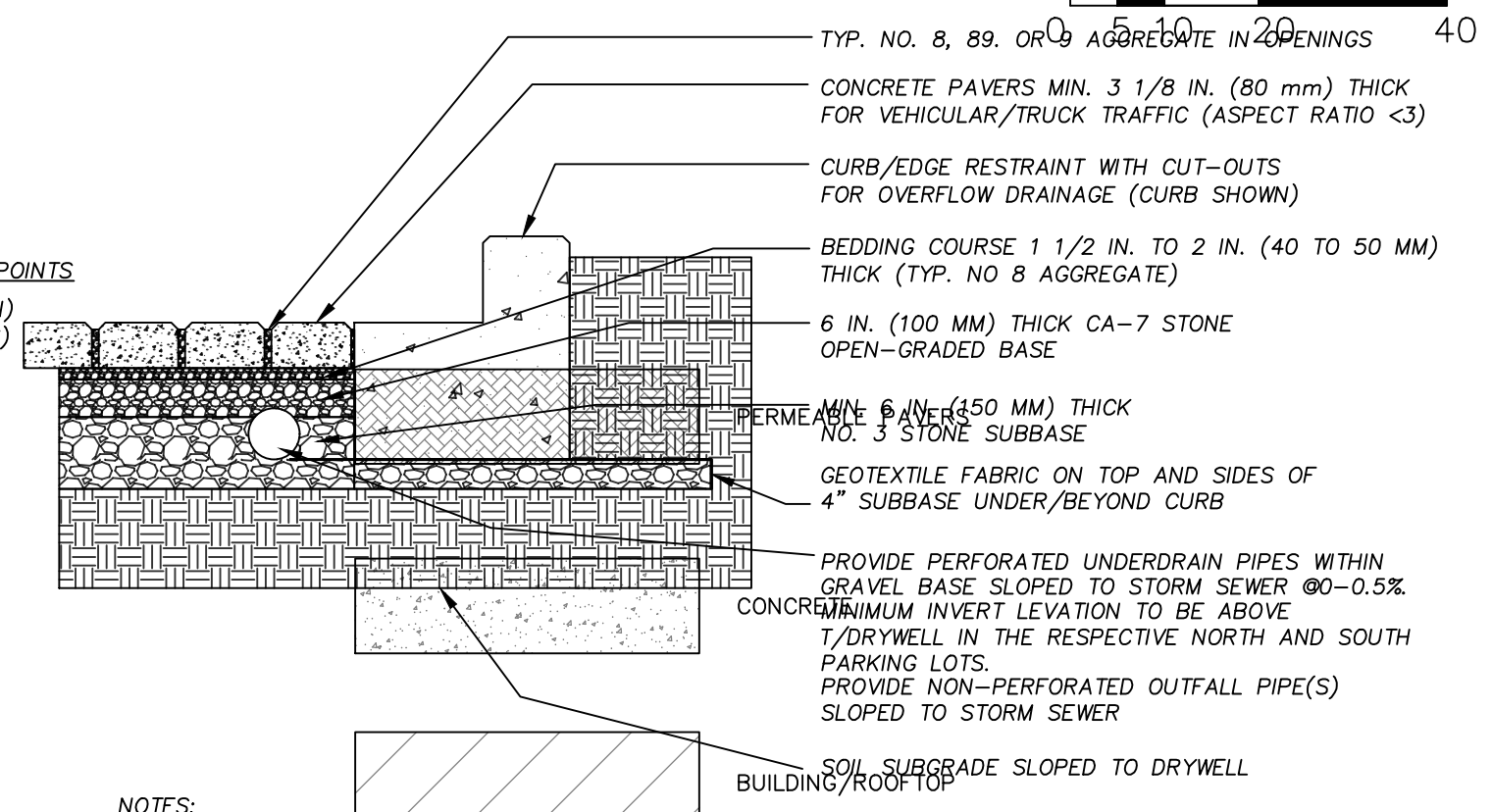
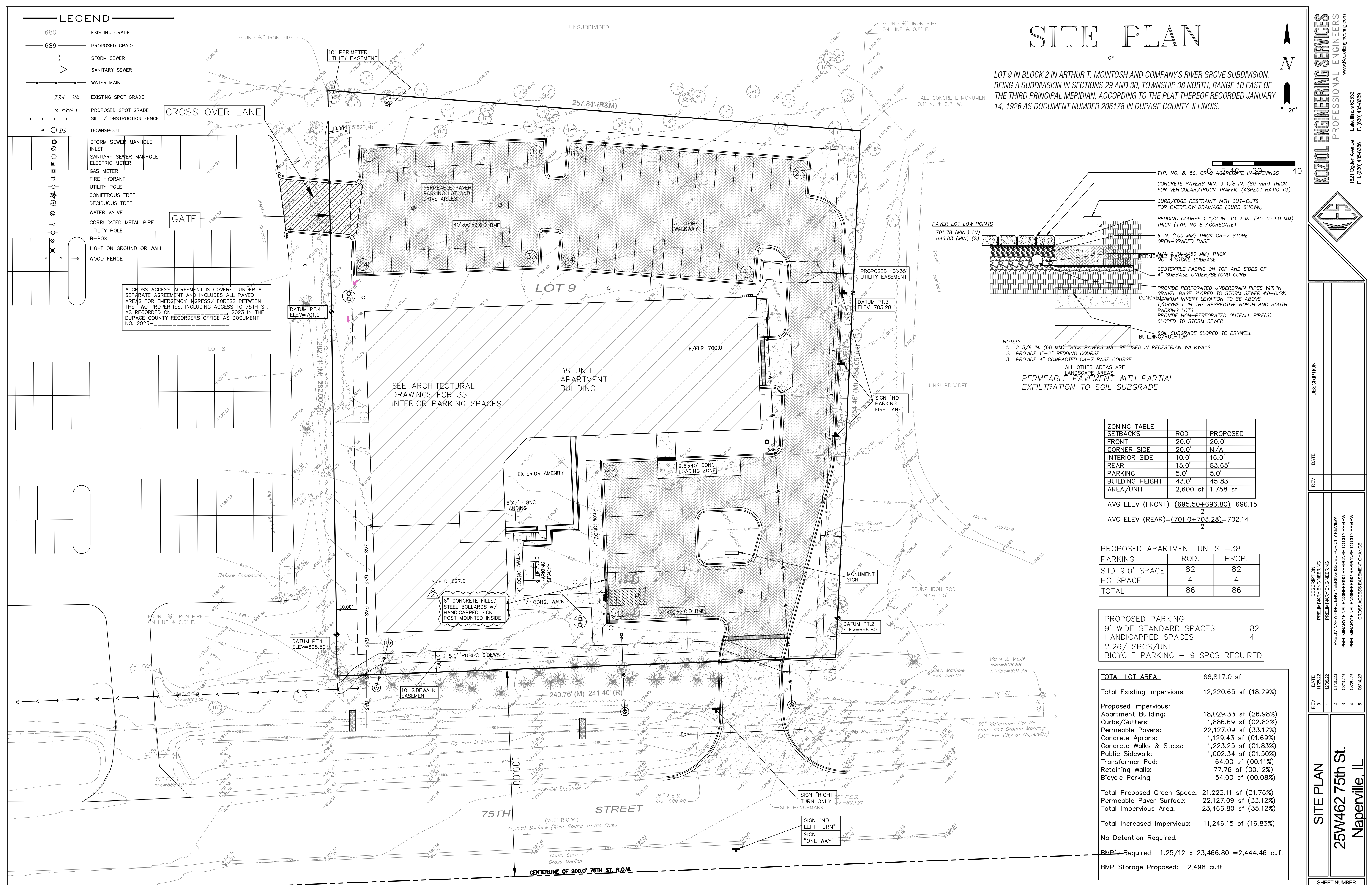
OF
 LOT 9 IN BLOCK 2 IN ARTHUR T. MCINTOSH AND COMPANY'S RIVER GROVE SUBDIVISION,
 BEING A SUBDIVISION IN SECTIONS 29 AND 30, TOWNSHIP 38 NORTH, RANGE 10 EAST OF
 THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY
 14, 1926 AS DOCUMENT NUMBER 206178 IN DUPAGE COUNTY, ILLINOIS.



LEGEND

- 689 — EXISTING GRADE
- 689 — PROPOSED GRADE
- S — STORM SEWER
- S — SANITARY SEWER
- W — WATER MAIN
- 734 26 EXISTING SPOT GRADE
- x 689.0 PROPOSED SPOT GRADE
- SILT / CONSTRUCTION FENCE
- DS — DOWNSPOUT
- STORM SEWER MANHOLE INLET
- SANITARY SEWER MANHOLE
- ELECTRIC METEER
- GAS METER
- FIRE HYDRANT
- UTILITY POLE
- CONIFEROUS TREE
- DECIDUOUS TREE
- WATER VALVE
- CORRUGATED METAL PIPE
- UTILITY POLE
- B-BOX
- LIGHT ON GROUND OR WALL
- WOOD FENCE

A CROSS ACCESS AGREEMENT IS COVERED UNDER A SEPARATE AGREEMENT AND INCLUDES ALL PAVED AREAS FOR EMERGENCY INGRESS/EGRESS BETWEEN THE TWO PROPERTIES, INCLUDING ACCESS TO 75TH ST. AS RECORDED ON 2023 IN THE DUPAGE COUNTY RECORDERS OFFICE AS DOCUMENT NO. 2023-



- NOTES:
- 2 3/8 IN. (60 MM) THICK PAVERS MAY BE USED IN PEDESTRIAN WALKWAYS.
 - PROVIDE 1" - 2" BEDDING COURSE
 - PROVIDE 4" COMPACTED CA-7 BASE COURSE.

ALL OTHER AREAS ARE LANDSCAPE AREAS
 PERMEABLE PAVEMENT WITH PARTIAL EXFILTRATION TO SOIL SUBGRADE

ZONING TABLE	RQD	PROPOSED
FRONT	20.0'	20.0'
CORNER SIDE	20.0'	N/A
INTERIOR SIDE	10.0'	16.0'
REAR	15.0'	83.65'
PARKING	5.0'	5.0'
BUILDING HEIGHT	43.0'	45.83
AREA/UNIT	2,600 sf	1,758 sf

AVG ELEV (FRONT) = (695.50 + 696.80) / 2 = 696.15
 AVG ELEV (REAR) = (701.0 + 703.28) / 2 = 702.14

PROPOSED APARTMENT UNITS = 38

PARKING	RQD.	PROP.
STD 9.0' SPACE	82	82
HC SPACE	4	4
TOTAL	86	86

PROPOSED PARKING:
 9' WIDE STANDARD SPACES 82
 HANDICAPPED SPACES 4
 2.26 / SPCS/UNIT
 BICYCLE PARKING - 9 SPCS REQUIRED

TOTAL LOT AREA:	66,817.0 sf
Total Existing Impervious:	12,220.65 sf (18.29%)
Proposed Impervious:	
Apartment Building:	18,029.33 sf (26.98%)
Curbs/Gutters:	1,886.69 sf (2.82%)
Permeable Pavers:	22,127.09 sf (33.12%)
Concrete Aprons:	1,129.43 sf (1.69%)
Concrete Walks & Steps:	1,223.25 sf (1.83%)
Public Sidewalk:	1,002.34 sf (1.50%)
Transformer Pad:	64.00 sf (0.11%)
Retaining Walls:	77.76 sf (0.12%)
Bicycle Parking:	54.00 sf (0.08%)
Total Proposed Green Space:	21,223.11 sf (31.76%)
Permeable Paver Surface:	22,127.09 sf (33.12%)
Total Impervious Area:	23,466.80 sf (35.12%)
Total Increased Impervious:	11,246.15 sf (16.83%)
No Detention Required.	
BMP's Required - 1.25/12 x 23,466.80 = 2,444.46 cuft	
BMP Storage Proposed:	2,498 cuft

KOZIOL ENGINEERING SERVICES
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 PH: (630) 435-8696
 F: (630) 435-8698

REV.	DATE	DESCRIPTION
0	11/28/22	PRELIMINARY ENGINEERING
1	12/02/22	PRELIMINARY/FINAL ENGINEERING ISSUED FOR CITY REVIEW
2	01/02/23	PRELIMINARY/FINAL ENGINEERING RESPONSE TO CITY REVIEW
3	03/10/23	PRELIMINARY/FINAL ENGINEERING RESPONSE TO CITY REVIEW
4	03/20/23	PRELIMINARY/FINAL ENGINEERING RESPONSE TO CITY REVIEW
5	06/14/23	CROSS-ACCESS EASEMENT CHANGE

SITE PLAN
 25W462 75th St.
 Naperville, IL

DESIGNED BY: JEK DRAWN BY: JEK SCALE: 1"=20' FILE NAME: 211163
 DRAWINGS ARE NOT AUTHORIZED FOR SUBMITTAL UNLESS SIGNED AND SEALED