

SIDEWALK
 4" PORTLAND CEMENT CONCRETE, CLASS SI (BAUER ROAD)
 5" PORTLAND CEMENT CONCRETE, CLASS SI (PRIVATE)
 2" COMPACTED CA-6 AGGREGATE BASE COURSE (BAUER ROAD)
 4" COMPACTED CA-6 AGGREGATE BASE COURSE (PRIVATE)



CONCRETE PAVEMENT (NTS)

1 1/2" HOT MIX ASPHALT SURFACE COURSE, IL-9.5
 (0.40 X 1.5 = 0.60)
 2 1/4" (MINIMUM) HOT MIX ASPHALT BINDER COURSE IL-19.0
 (0.33 X 2.25 = 0.74)
 PRIME AGGREGATE @ 0.25 GAL/SY

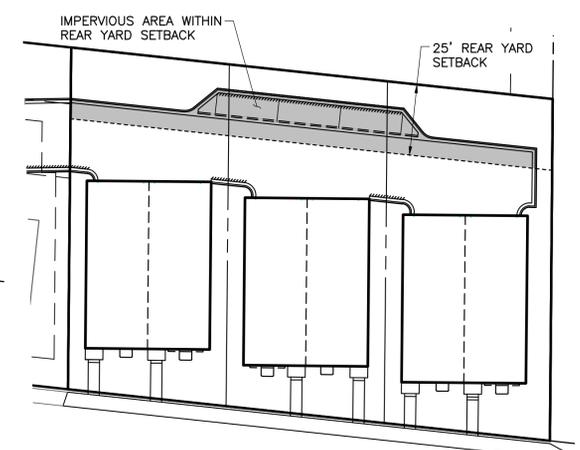
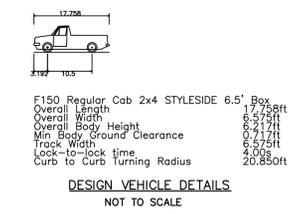
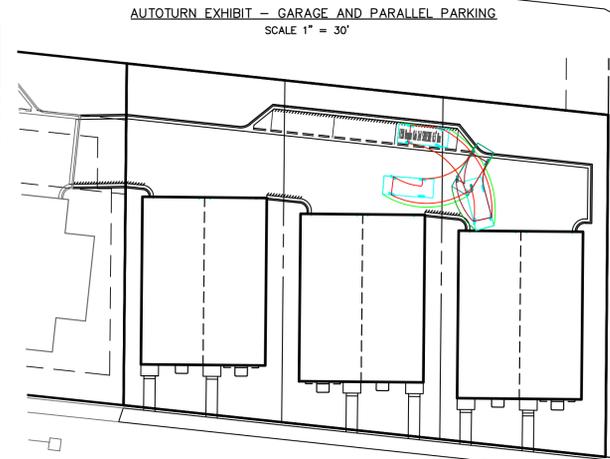
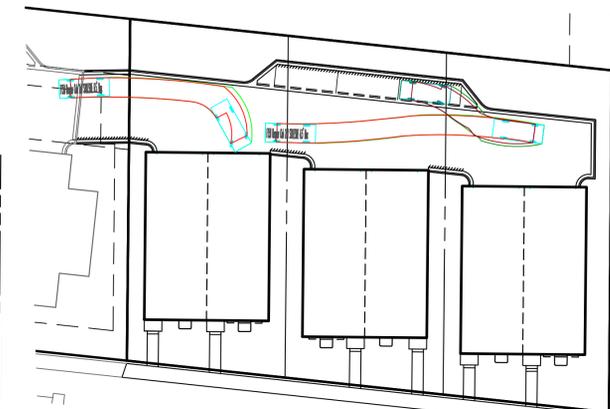
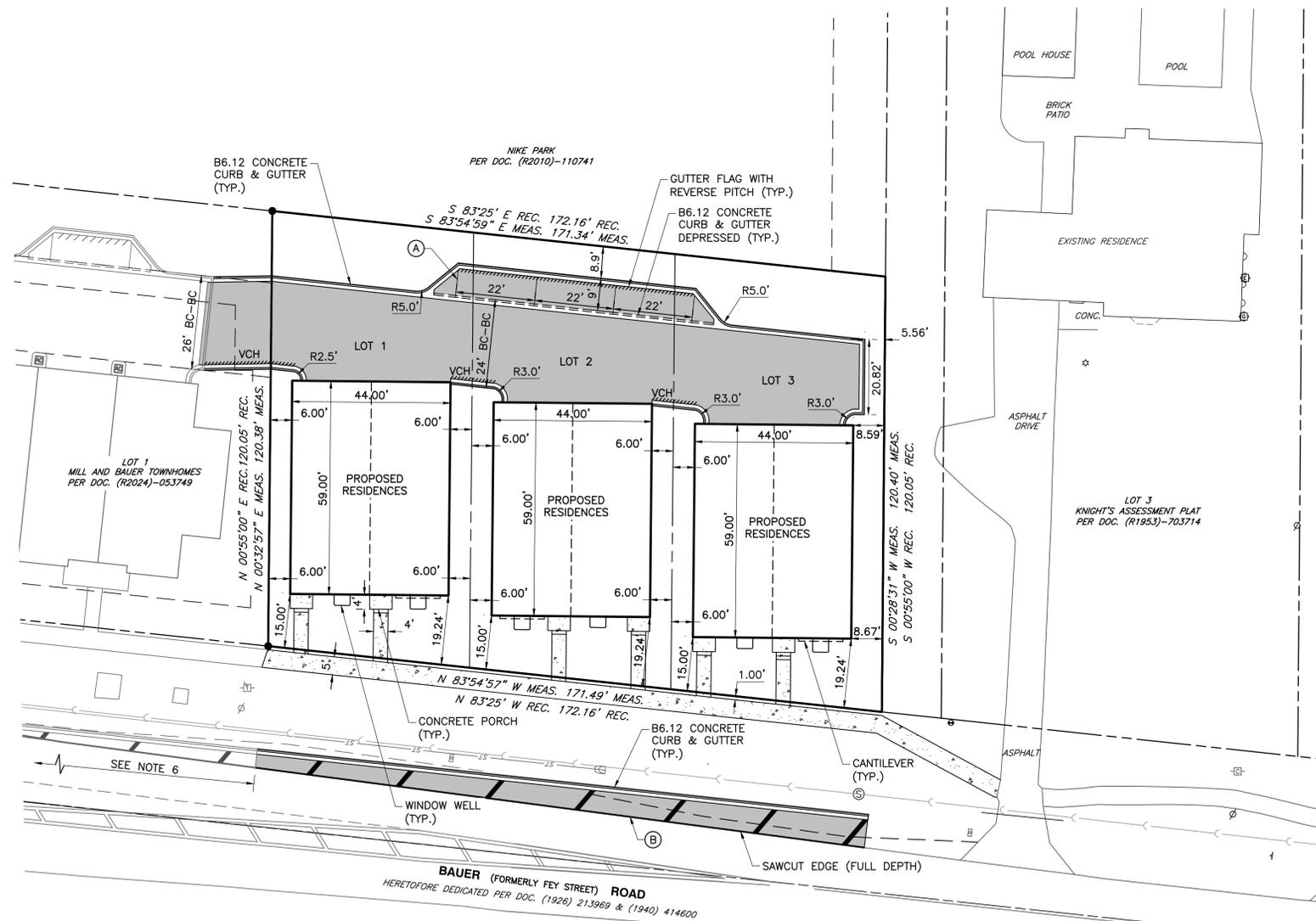
10" AGGREGATE BASE COURSE TYPE B (CA-6)
 (0.13 X 10 = 1.30)
 COMPACTED SUBGRADE (95% STANDARD PROCTOR DENSITY)

STRUCTURAL NUMBER = 0.60 + 0.74 + 1.30 = 2.64
ASPHALT PAVEMENT (PRIVATE ROAD)
 (NTS)

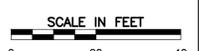
2" HOT MIX ASPHALT SURFACE COURSE, IL-9.5
 (0.40 X 2 = 0.80)
 5" (2 LIFTS) HOT MIX ASPHALT BINDER COURSE IL-19.0
 (0.33 X 5 = 1.65)
 PRIME AGGREGATE @ 0.25 GAL/SY

12" AGGREGATE BASE COURSE TYPE B (CA-6)
 (0.13 X 12 = 1.56)
 COMPACTED SUBGRADE (95% STANDARD PROCTOR DENSITY)

STRUCTURAL NUMBER = 0.80 + 1.65 + 1.56 = 4.01
ASPHALT PAVEMENT (BAUER ROAD)
 (NTS)



REAR YARD COVERAGE NOTE:
 TOTAL REAR YARD AREA: 4,284 SQ. FT.
 IMPERVIOUS AREA WITHIN REAR YARD SETBACK: 1,864 SQ. FT.
 TOTAL PERCENTAGE COVERED: 43.5%



YARD REQUIREMENTS NOTES

- SECTION 6-2-3.3.1: IN ALL REQUIRED YARDS, EXCEPT INTERIOR SIDE YARDS, THE ORDINARY PROJECTION OF SILLS, BELT COURSES, CORNICES, CANTILEVERED BAY WINDOWS, BUTTRESSES, CHIMNEYS, ORNAMENTAL FEATURES, AND EAVES MAY EXTEND THREE (3) FEET INTO THE REQUIRED YARD EXCEPT AS PROVIDED IN SUBSECTION 6-2-3.3.1.1. IN ALL REQUIRED INTERIOR SIDE YARDS, THE ORDINARY PROJECTION OF SILLS, BELT COURSES, CORNICES, CHIMNEYS, AND EAVES MAY EXTEND THREE (3) FEET INTO THE REQUIRED SIDE YARD AND CANTILEVERED BAY WINDOWS MAY EXTEND ONE FOOT INTO THE REQUIRED SIDE YARD. STEPS OR SIDEWALKS WHICH PROVIDE ACCESS TO A BUILDING OR STRUCTURE OR ACCESS TO A LOT FROM A STREET OR ALLEY MAY BE LOCATED IN ANY REQUIRED YARD.
- SECTION 3.1.1.NO OBSTRUCTION PERMITTED BY THIS SUBSECTION 6-2-3.3 SHALL BE INSTALLED SO THAT ANY PORTION IS ABOVE, ACROSS, UNDER OR OVER A FIVE-FOOT INTERIOR SIDE YARD DRAINAGE OR UTILITY EASEMENT FROM GROUND LEVEL TO THE SKY.
- SECTION 3.1.2.CANTILEVERED BAY WINDOWS AS PERMITTED IN THIS SECTION SHALL INCLUDE PROJECTING WINDOWS WITH ANY NUMBER OF SIDES, PROVIDED THAT (A) FOR EACH STORY OF EACH BUILDING ELEVATION, THE TOTAL COMBINED WIDTH OF ALL CANTILEVERED BAY WINDOWS SHALL NOT EXCEED THIRTY PERCENT (30%) OF THAT ELEVATION'S FACADE LENGTH; AND (B) THE PREDOMINANT MATERIAL OF THE CANTILEVERED BAY WINDOW IS WINDOW GLASS.

REFERENCE

- EXISTING CONDITIONS ARE BASED UPON FIELD OBSERVATIONS MADE ON AUGUST 21, 2025 BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
- FIELD DATUM: ILLINOIS STATE PLANE NSRS 2011, EAST ZONE- US SURVEY FOOT CITY OF NAPERVILLE DATUM NAVD 88.
- UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON FIELD OBSERVATIONS, ATLAS MAPS PROVIDED BY THE CITY OF NAPERVILLE AND THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY OF NAPERVILLE.

DIMENSION NOTES

- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING, EDGE OF SIDEWALK OR PROPERTY LINE.
- FOR PROPOSED BUILDING DIMENSIONS SEE ARCHITECTURAL PLANS.
- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND SHALL BE AS FOLLOWS:
 (A) PARKING SPACES - 4" SOLID YELLOW
 (B) EDGE LINE - 4" SOLID, WHITE WITH 12" SOLID WHITE (20" C-C) AT 45'
- 'VCH' INDICATES B6.12 CONCRETE CURB AND GUTTER WITH VARIABLE CURB HEIGHT. THE CONTRACTOR SHALL REVIEW THE PROPOSED GRADING PLAN AND TAKE NOTE WHERE PROPOSED CURB VARIES IN HEIGHT.
- TRASH/RECYCLE CONTAINERS SHALL BE PLACED ADJACENT TO THE GARAGE DOOR SOUTH OF THE 24' DRIVE AISLE. THE TRASH/RECYCLE CONTAINERS SHALL NOT BE PLACED IN GRASS AREA ON THE NORTH SIDE OF THE DRIVE AISLE.
- SCRUB EXISTING 12" SOLID WHITE LINES AT 45' AND RESTRIPE AS SHOWN.

SITE DATA

GROSS BOUNDARY AREA = 20,540 SQUARE FEET (0.472 ACRES)
 NUMBER OF LOTS = 3
 CURRENT ZONING = R3 (SINGLE-FAMILY RESIDENCE DISTRICT, DUPAGE COUNTY)
 PROPOSED ZONING = TU (TRANSITIONAL USE DISTRICT)

PROPOSED SETBACKS: REQUIRED (TU) PROPOSED
 FRONT YARD (SOUTH) = 15 FEET 15 AND VARIES TO 19.24 FEET
 INTERIOR SIDE YARD (EAST & WEST) = 6 FEET 6, 8.59 AND 8.67 FEET
 REAR YARD (NORTH) = 25 FEET 41.86 AND VARIES TO 46.10 FEET

BUILDING AREA: = 7,788 SQUARE FEET
 NUMBER OF RESIDENTIAL UNITS: = 6

PARKING PROVIDED:
 6 UNITS X 2 SPACES/UNIT (IN GARAGE) = 12 SPACES
 VISITOR = 3 SPACES
 TOTAL = 15 SPACES

REVISION RECORD

NO.	DATE	DESCRIPTION
1	01/18/2025	REVISION PER CITY OF NAPERVILLE REVIEW COMMENTS DATED 01/18/2025

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 Naperville, IL 60563
 Ph: 630.963.6026
 www.cecinc.com

C&E
 Civil & Environmental
 Consultants, Inc.

REDSTART CONSTRUCTION, INC.
 BAUER ROAD DUPLEXES
 27W240 BAUER ROAD
 NAPERVILLE, ILLINOIS 60563

SITE PLAN

DATE:	DRAWN BY:	ET
OCTOBER 21, 2025	MAJ	
DWG SCALE:	CHECKED BY:	PROJECT NO:
1" = 20'	347-703	
APPROVED BY:	JGJC	

DRAWING NO: **C200**

P:\140-2021\147-701-C200\DWG\147-701-C200.dwg (1/21/2025) - 151/1/2025 2:27 PM
 ENGINEER: MAJ
 CHECKER: MAJ
 DATE: 10/21/2025