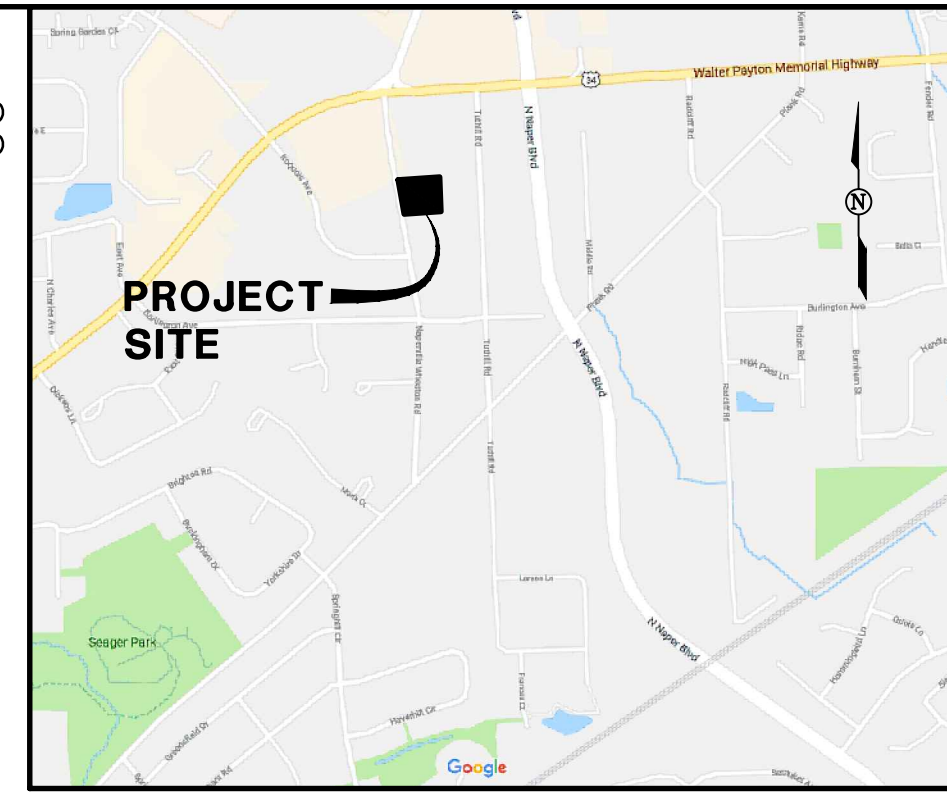
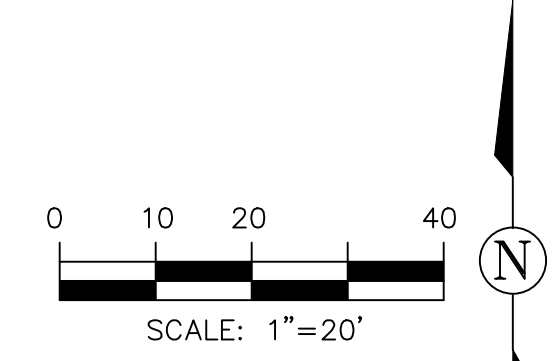


PRELIMINARY ENGINEERING PLAN FOR LEIGH SUBDIVISION NAPERVILLE, ILLINOIS

P.J.N. 08-08-106-009
08-08-106-010
ADDRESSES: 5s275 NAPERVILLE ROAD
5s311 NAPERVILLE ROAD



LOCATION MAP
N.T.S.

PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

LEGAL DESCRIPTION

LOT 9 AND 10 IN BLOCK 4 IN ARTHUR T. MCINTOSH & CO'S DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1938 AS DOCUMENT 390671, IN DUPAGE COUNTY, ILLINOIS.

SITE DATA

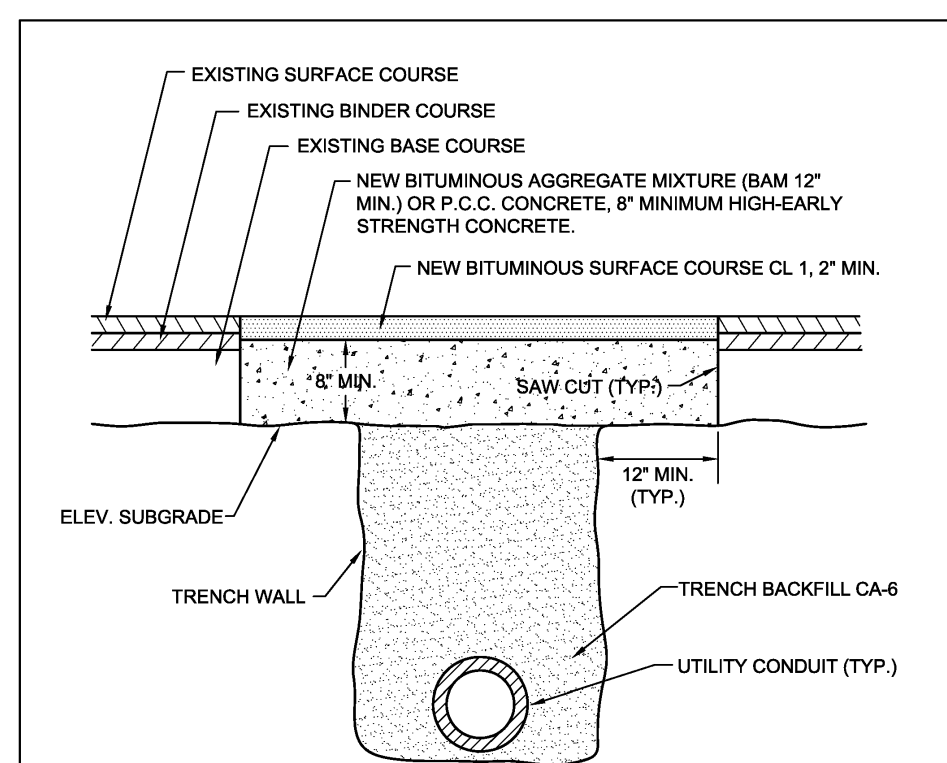
GROSS AREA	45,490 S.F. (1.044 AC.)
ROW DEDICATION NET AREA	1,408 S.F. (0.032 AC.) 44,082 S.F. (1.012 AC.)
NO. OF LOTS	4 LOTS
NO. OF DWELLINGS	4 DWELLINGS
AVERAGE LOT SIZE	11,021 S.F. (0.253 AC.)
GROSS DENSITY	4 DWELLINGS/1.044 AC. = 3.831 UNITS/AC.
NET DENSITY	4 DWELLINGS/1.012 AC. = 3.953 UNITS/AC.
ZONING:	
EXISTING	R-3 SINGLE FAMILY RESIDENCE DISTRICT (DUPAGE COUNTY)
PROPOSED	R-3A MEDIUM DENSITY MULTIPLE-FAMILY RESIDENCE DISTRICT
YARD REQUIREMENTS	
FRONT YARD	25 FEET
INTERIOR SIDE YARD	8 FEET
CORNER SIDE YARD	15 FEET
REAR YARD	25 FEET
AREA REQUIREMENTS	SINGLE-FAMILY DETACHED DWELLINGS SIX THOUSAND (6,000) SQUARE FEET PER LOT.

BENCHMARKS:

- REFERENCE:
- BERNTSEN MONUMENT IN 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER AT OGDEN AVENUE ENTRANCE OF OGDEN MALL AT NORTHWEST CORNER OF NAPERVILLE-WHEATON ROAD AND OGDEN AVENUE. (CITY OF NAPERVILLE BENCHMARK #703) ELEV=780.31

SITE:

- 'X' IN TC WEST SIDE OF NAPERVILLE-WHEATON ROAD, 5'± NORTH OF THE NORTH PROPERTY LINE OF SUBJECT SITE EXTENDED. ELEV=763.52
- 'X' IN TC WEST SIDE OF NAPERVILLE-WHEATON ROAD, 64'± SOUTH OF THE SOUTH PROPERTY LINE OF SUBJECT SITE EXTENDED. ELEV=761.44



- NOTES:
- THE TRENCH SHALL BE BACKFILLED WITH AGGREGATE (CA-6) AND COMPACTED TO 95% OF THE STANDARD PROCTOR DENSITY. TRENCH SPILLS OR EXCAVATED MATERIAL SHALL BE DISCARDED BY THE CONTRACTOR, AT HIS EXPENSE, AT DUMP SITES OR IN A SUITABLE FASHION AS APPROVED BY THE CITY ENGINEER.
 - PRIOR TO PLACING OF P.C.C. CONCRETE, THE EXPOSED EDGES OF ALL EXISTING PAVEMENT SHALL BE SAW CUT TO PROVIDE A SMOOTH, CLEAN EDGE, FREE OF LOOSE MATERIAL.
 - EXCAVATIONS SHALL BE PROTECTED BY BARRICADES WITH FLASHING LIGHTS. A 1" STEEL PLATE SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR AT LOCATIONS WHERE ADJUSTMENTS ARE LOCATED IN TRAVEL LANES UNTIL THE SURFACE RESTORATION IS COMPLETE. THE PLATE SHALL BE PROTECTED FROM SLIDING AND PROVIDED WITH BITUMINOUS RAMPS.
 - TRENCH TO BE COMPACTED IN CONFORMANCE WITH ARTICLE 603.08(METHOD 3) OF THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

City of Naperville
STANDARD
DETAIL

UTILITY TRENCH PAVING SECTION
(FLEXIBLE PAVEMENTS)

PAVEMENT 13
REVISED: 01/01/2015
SHEET 1 OF 1
590.13



NOTES:

- REFER TO THE PRELIMINARY PLAT OF SUBDIVISION, PREPARED BY ROAKE AND ASSOCIATES, INC., FOR BEARING AND DISTANCES FOR THE BOUNDARY, PROPOSED LOTS AND PROPOSED EASEMENTS.
- A DEMOLITION PLAN WILL BE PREPARED DURING FINAL ENGINEERING THAT WILL DEFINE REMOVAL ITEMS.
- A LANDSCAPE PLAN WILL BE PROVIDED DURING THE FINAL ENGINEERING PHASE THAT WILL SPECIFY WETLAND PLANTINGS/SEEDING FOR THE DETENTION/BMP AREA.
- SEVEN (7) FEET OF PROPERTY WILL BE DEDICATED AS PUBLIC RIGHT OF WAY. THEREFORE, THE EXISTING 30-FOOT BUILDING SETBACK LINE WILL BE REDUCED TO A 23-FOOT PLATTED SETBACK LINE AS MEASURED FROM THE NEW FRONT LOT LINE AFTER RIGHT OF WAY DEDICATION. THE PROPOSED HOMES WILL MEET THE 25-FOOT ZONING SETBACK WHILE BEING PLATTED BEHIND THE 23-FOOT SETBACK LINE.

LEGEND

PROPOSED	EXISTING	DESCRIPTION
●	○	MANHOLE
●	○	CATCH BASIN
■	□	INLET
—	—	STORM SEWER
—	—	SANITARY SEWER
—	—	WATERMAIN
—	—	HEADWALL
—	—	END SECTION
●	●	VALVE & VAULT
●	●	VALVE & BOX
●	●	FIRE HYDRANT
★	★	STREET LIGHT
●	●	POWER POLE
—	—	CONTOURS
—	—	ELEVATIONS
—	—	SIDEWALK
—	—	CURB
—	—	GUTTER FLAG W/REVERSE PITCH
—	—	CENTERLINE
—	—	STRUCTURE CALLOUT
→	→	OVERFLOW ROUTE
—	—	CONCRETE PAVEMENT OR SIDEWALK
—	—	BITUMINOUS PAVEMENT - DRIVEWAY
—	—	UTILITY TRENCH PAVING SECTION - FLEXIBLE PAVEMENTS

LINE TYPE LEGEND

PROPOSED	EXISTING	DESCRIPTION
—	—	SUBDIVISION BOUNDARY
—	—	LOT LINE
—	—	CENTER LINE
—	—	RIGHT OF WAY
—	—	EASEMENT LINE
—	—	BUILDING LINE
—	—	SECTION LINE
—	—	UNDERLYING LOT LINE

ABBREVIATIONS

000.00' M	MEASURED DATA
000.00' C	COMPUTED DATA
000.00' R.	RECORD DATA
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
R=	RADIUS
A=	ARC LENGTH
PIN	PERMANENT INDEX NUMBER
TF	TOP OF FOUNDATION

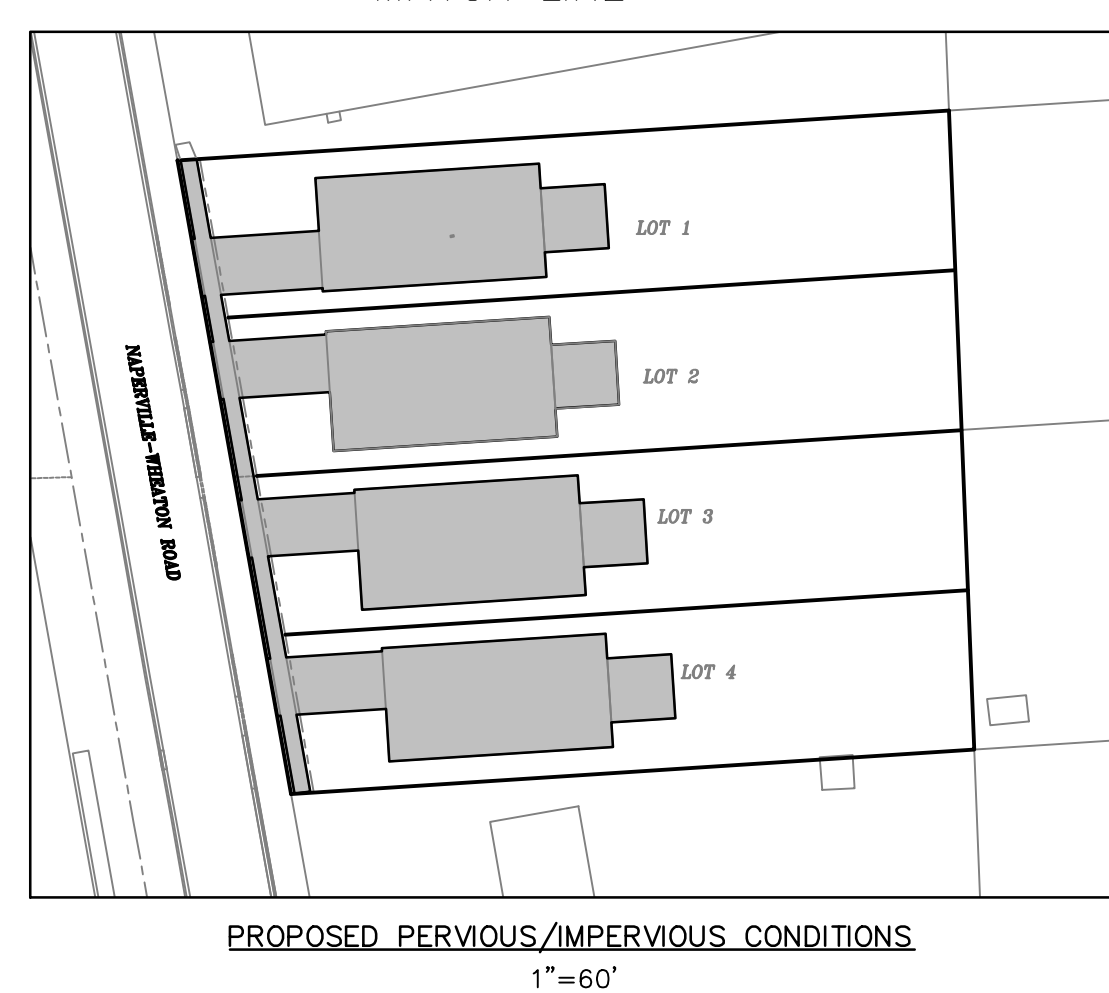
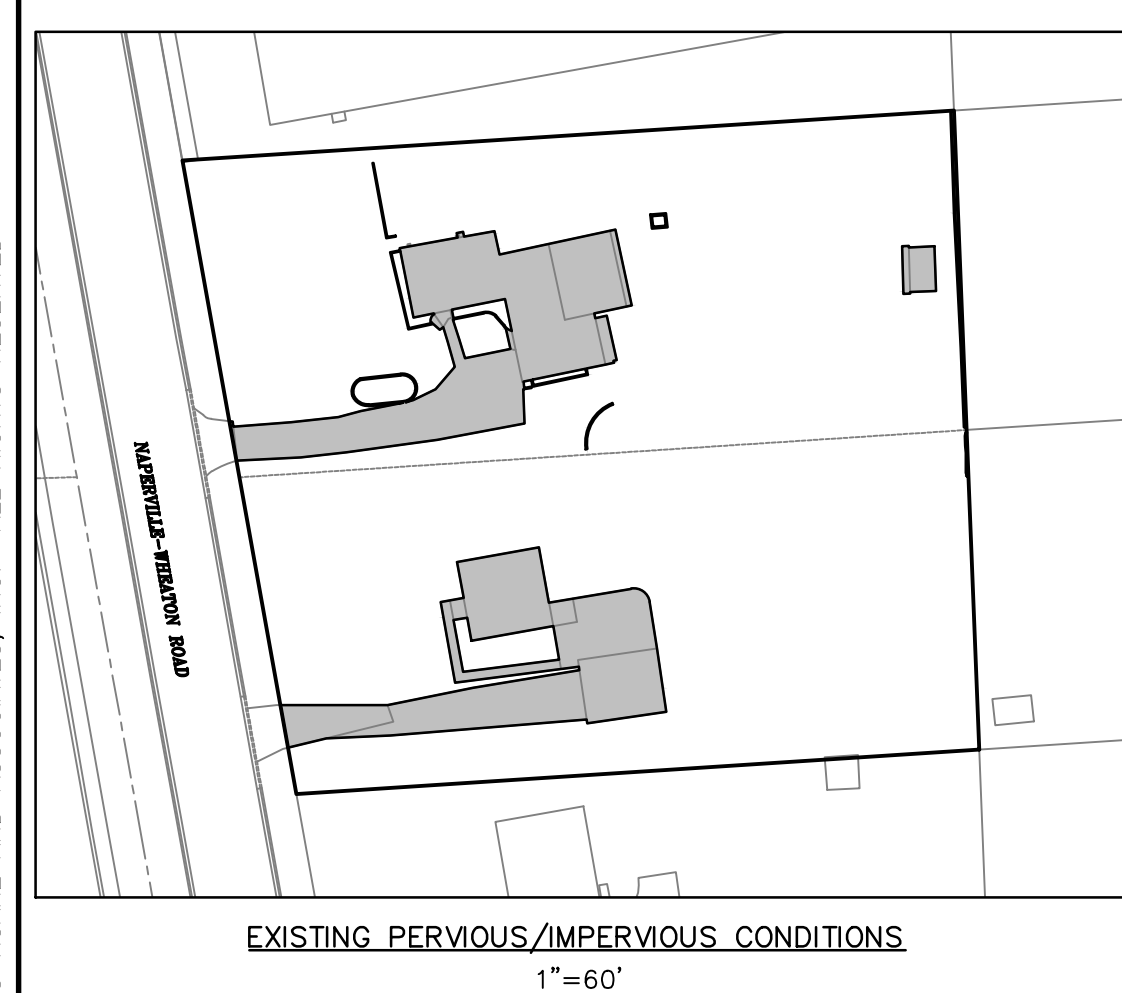
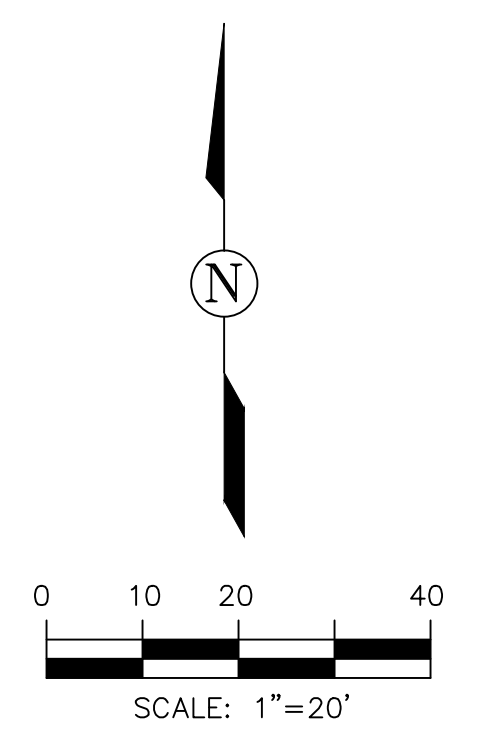
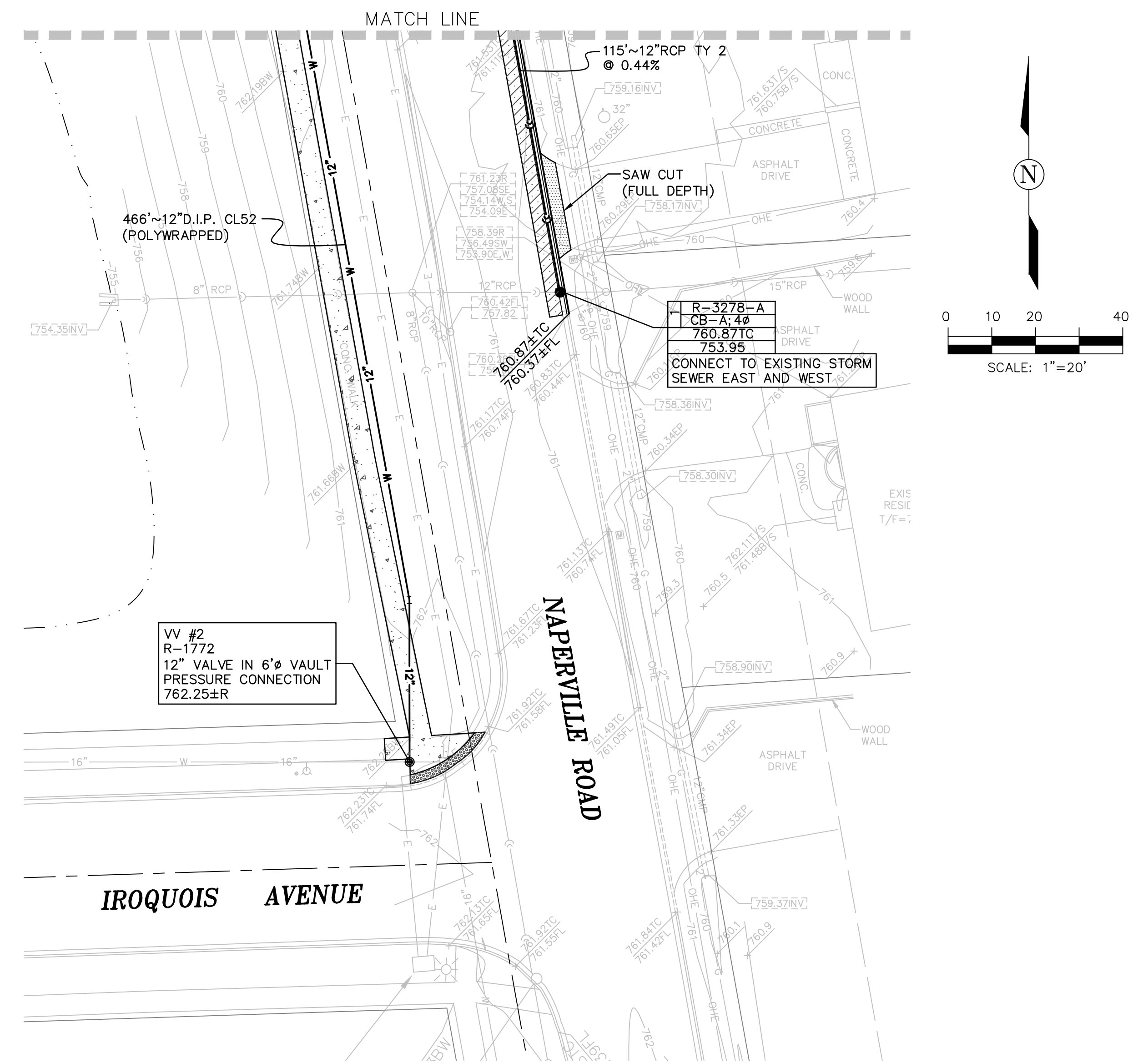
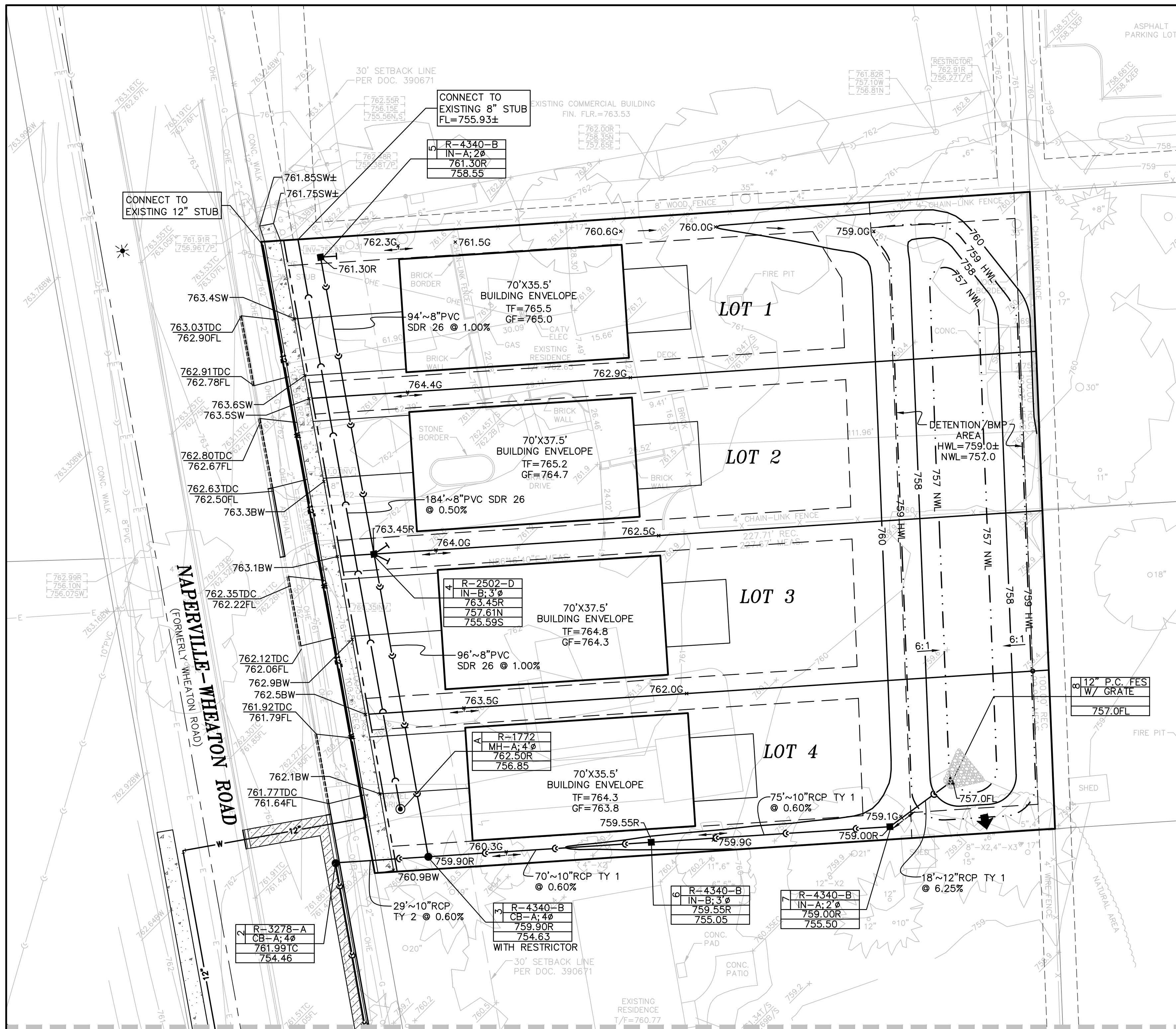
CITY PROJECT NO. 18-10000114

ROAKE AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
1884 QUINCY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60640
TEL (630) 366-3232 • FAX (630) 366-3267

PREPARED FOR:
NAPERVILLE WHEATON LLC
127 AURORA AVENUE
NAPERVILLE, ILLINOIS 60540
TEL. (630) 355-4600
FAX. (630) 352-3610

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11/05/18	REVISED PER CITY RW (10/29/18)			
2	11/29/18	REVISED PER CITY RW (11/27/18)			

LEIGH SUBDIVISION - NAPERVILLE, ILLINOIS					
PRELIMINARY ENGINEERING PLAN - DIMENSION PLAN					
DRN./CKD. BY: SRH/JGC	FILE: 7727P	FLD. BK./PG.: 275/25	SHEET NO. 1 OF 2		
SCALE: 1"=20'	DATE: 10/02/18	JOB NO.: 772.007			



PERVIOUS/IMPERVIOUS CALCULATIONS:

	IMPERVIOUS AREA	PERVIOUS AREA	LOT AREA
EXISTING	6,856 S.F.	38,634 S.F.	45,490 S.F.
PROPOSED	15,066 S.F.	30,424 S.F.	45,490 S.F.
NET INCREASE	8,210 S.F.		

SITE RUNOFF STORAGE VOLUME (REQUIRED):
15,066 S.F. x 1.25 IN. x (1FT./12IN.)= 1,569 CU.FT. OF RUNOFF

SITE RUNOFF STORAGE VOLUME (PROVIDED):

ELEV.	AREA(S.F.)	VOL.(C.F.)	CUM. VOL.(C.F.)
757.0	2,397	-	-
758.0	4,604	3,501	3,501
759.0	6,984	5,794	9,295

THE NET NEW IMPERVIOUS AREA IS GREATER THAN 2,500 S.F. BUT LESS THAN 25,000 S.F., SO FORMALIZED DETENTION IS NOT REQUIRED. ADDITIONAL VOLUME HAS BEEN PROVIDED TO REDUCE PEAK FLOWS TO LESS THAN THE EXISTING CONDITION.

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NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11/05/18	REVISED PER CITY RWV (10/29/18)			
2	11/29/18	REVISED PER CITY RWV (11/27/18)			

LEIGH SUBDIVISION - NAPERVILLE, ILLINOIS

PRELIMINARY ENGINEERING PLAN - GRADING & UTILITY PLAN

DRN./CKD. BY: SRH/JGC	FILE: 7727P	FLD. BK./PG.: 275/25	SHEET NO. 2 OF 2
SCALE: 1"=20'	DATE: 10/02/18	JOB NO.: 772.007	

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