

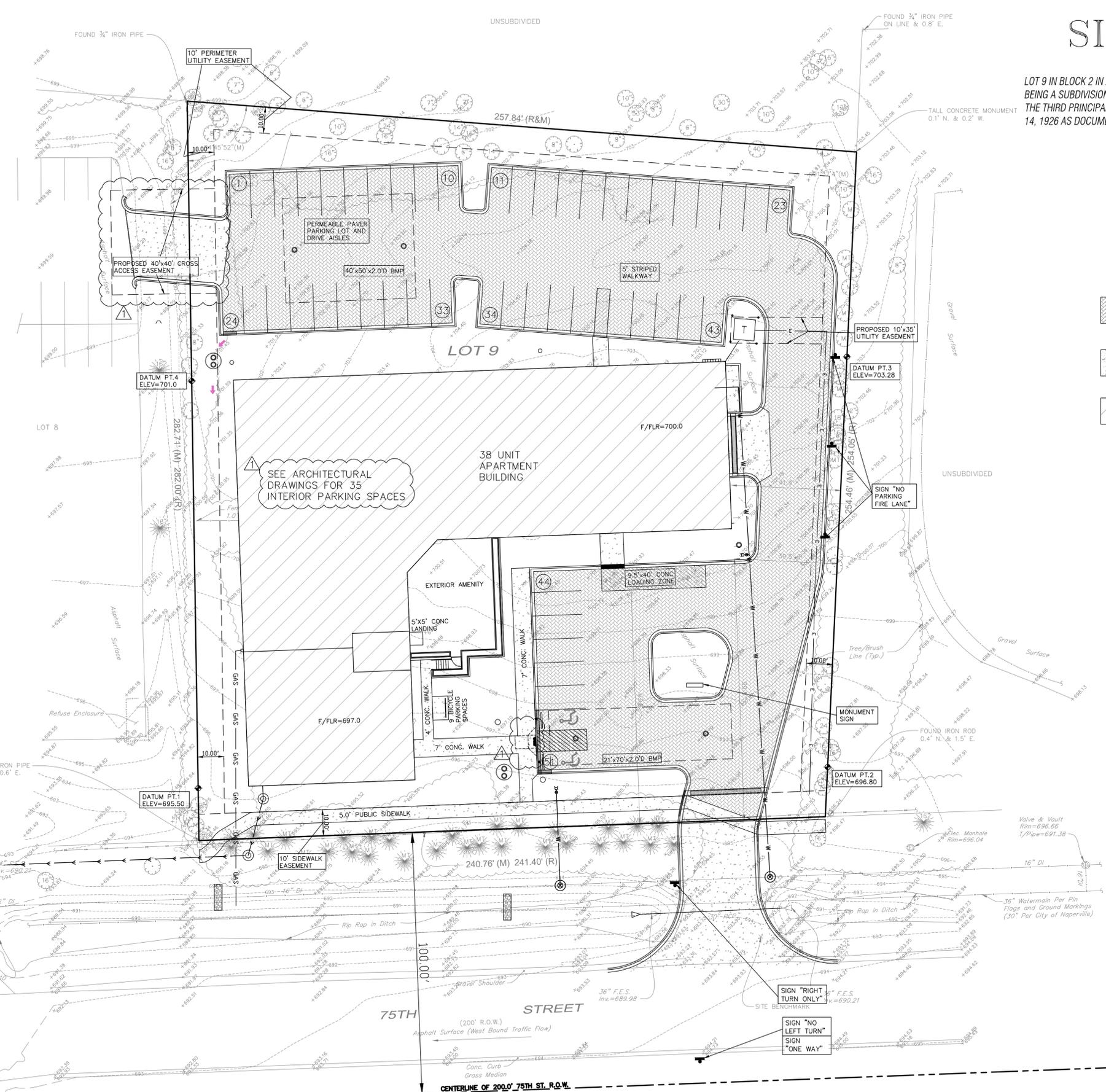
# SITE PLAN

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
—	STORM SEWER
—	SANITARY SEWER
—	WATER MAIN
734 26	EXISTING SPOT GRADE
x 689.0	PROPOSED SPOT GRADE
---	SILT / CONSTRUCTION FENCE
—	DOWNSPOUT
○	STORM SEWER MANHOLE
○	INLET
○	SANITARY SEWER MANHOLE
○	ELECTRIC METER
○	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



	PERMEABLE PAVERS
	CONCRETE
	BUILDING/ROOFTOP
ALL OTHER AREAS ARE LANDSCAPE AREAS	

ZONING TABLE	RQD	PROPOSED
FRONT SETBACKS	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) =  $\frac{(695.50 + 696.80)}{2} = 696.15$   
 AVG ELEV (REAR) =  $\frac{(701.0 + 703.28)}{2} = 702.14$

PROPOSED APARTMENT UNITS = 38		
PARKING	RQD.	PROP.
STD 9.0' SPACE	82	82
HC SPACE	4	4
<b>TOTAL</b>	<b>86</b>	<b>86</b>

PROPOSED PARKING:  
 9' WIDE STANDARD SPACES 82  
 HANDICAPPED SPACES 4  
 2.26 / SPCS/UNIT  
 BICYCLE PARKING - NOT 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 Surface/Pavers:	22,127.09 sf	(33.12%)
Concrete Aprons:	1,129.43 sf	(1.69%)
Concrete Walks:	1,223.25 sf	(1.83%)
Public Sidewalk:	1,002.34 sf	(1.50%)
Transformer Pad:	64.00 sf	(0.11%)
Retaining Walls & Steps:	77.76 sf	(0.12%)
Total Proposed Green Space:	21,223.11 sf	(31.76%)
Total Permeable Surface:	22,127.09 sf	(33.12%)
Total Impervious Area:	23,466.80 sf	(35.12%)
Total Increased Impervious:	11,246.15 sf	(16.81%)
No Detention Required.		
BMP's Required -	$1.25/12 \times 23,466.80 = 2,444.46$	cuft
BMP Storage Proposed:	2,498	cuft

**KOZIOL ENGINEERING SERVICES**  
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REV.	DATE	DESCRIPTION
0	11/28/22	PRELIMINARY ENGINEERING
1	12/02/22	PRELIMINARY/FINAL ENGINEERING ISSUED FOR CITY REVIEW
2	01/20/23	PRELIMINARY/FINAL ENGINEERING RESPONSE TO CITY REVIEW
3	03/10/23	PRELIMINARY/FINAL ENGINEERING RESPONSE TO CITY REVIEW

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**SITE PLAN**  
 25W462 75th St.  
 Naperville, IL