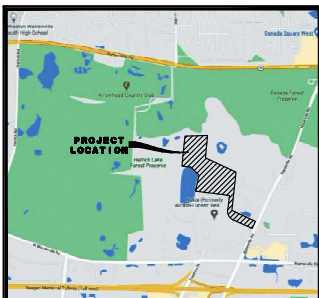
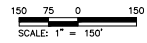


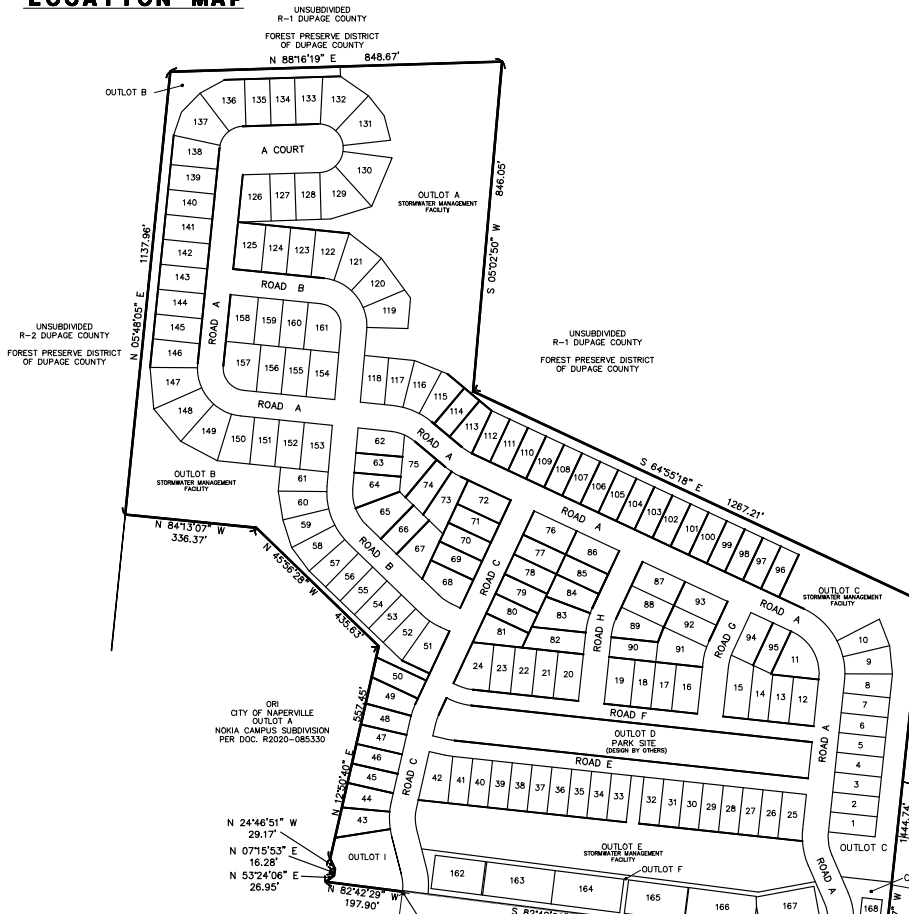
# PRELIMINARY ENGINEERING PLAN FOR NAPER COMMONS

## PARCEL DESCRIPTION

LOT 4 IN NOKIA CAMPUS SUBDIVISION, BEING A SUBDIVISION IN PART OF THE NORTH 1/2 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 10 EAST AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 39 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 6, 2020 AS DOCUMENT R2020-085330, IN DUPAGE COUNTY, ILLINOIS.



### LOCATION MAP



SITE DATA	
A. TOTAL AREA	64.71 AC. ±
B. PROPOSED ZONING	R2 PUD
C. INTERNAL R.O.W.	11.75 AC. ±
D. STORMWATER/WETLAND PRESERVATION/Common Area	20.51 AC. ±
E. PARK SITE	2.06 AC. ±
F. P.U.D. OPEN SPACE CALCULATION	36.61%
G. RESIDENTIAL UNITS:	
TOWNHOMES (TOWNHOMES)	66
FRONT SETBACK	20 FT.
CORNER SIDE YARD SETBACK	15 FT.
SIDE YARD SETBACK	12 FT.
REAR YARD SETBACK	25 FT.
BUILDING SEPARATION	
FRONT TO FRONT	61 FT.
REAR TO REAR	60 FT.
SIDE TO SIDE	12 FT.
REAR TO SIDE	35 FT.
FRONT TO SIDE	60 FT.
MEADOWS (51' X 120' LOTS)	118
MINIMUM LOT SIZE	6,120 S.F.
AVERAGE LOT SIZE	6,894 S.F.
MAXIMUM LOT SIZE	9,464 S.F.
FRONT YARD SETBACK	20/25 FT.
MINIMUM 20' WHERE SHOWN ON PLAN	
MINIMUM 25' WHERE SHOWN ON PLAN	
CORNER SIDE YARD SETBACK	15 FT.
INTERIOR SIDE YARD SETBACK - RANCH HOMES	6 FT.
INTERIOR SIDE YARD SETBACK - RANCH HOMES	8 FT.
REAR YARD SETBACK	25 FT.
ESTATES (64' X 120' LOTS)	43
MINIMUM LOT SIZE	7,680 S.F.
AVERAGE LOT SIZE	8,630 S.F.
MAXIMUM LOT SIZE	10,927 S.F.
FRONT YARD SETBACK	20/25 FT.
MINIMUM 20' WHERE SHOWN ON PLAN	
MINIMUM 25' WHERE SHOWN ON PLAN	
CORNER SIDE YARD SETBACK	15 FT.
INTERIOR SIDE YARD SETBACK	7 FT.
REAR YARD SETBACK	25 FT.
H. TOTAL UNITS	227
I. GROSS DENSITY	3.51 DU/AC.
J. LOT AREA	
REQUIRED	
6,000 S.F. PER SINGLE FAMILY DETACHED	966,000 S.F.
4,000 S.F. PER SINGLE FAMILY ATTACHED	264,000 S.F.
TOTAL	1,230,000 S.F.
PROVIDED	
SINGLE FAMILY DETACHED	1,178,324 S.F.
SINGLE FAMILY ATTACHED	153,996 S.F.
TOTAL	1,332,320 S.F.
K. TOWNHOME GUEST PARKING	17
REQUIRED	17
PROVIDED	17

- ### NOTES
- DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
  - ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
  - ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
  - STORMWATER STORAGE TO BE PROVIDED AND THE DESIGN OF STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF NAPERVILLE AND DUPAGE COUNTY REQUIREMENTS.
  - UNLESS OTHERWISE NOTED ALL WATERMAIN AND SANITARY SEWER TO BE 8" DIAMETER.
  - ALL SANITARY SERVICE CONNECTIONS TO SANITARY SEWER MAINS MUST HAVE AN OVERHEAD SEWER SYSTEM WITHIN THE BUILDING.
  - ANY TRAILS NOT IN PUBLIC RIGHT-OF-WAY WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
  - APPROPRIATE SIGNAGE AND STRIPING WILL BE PROVIDED WITH THE FINAL ENGINEERING PLANS.
  - ANY EXISTING WELL AND SEPTIC FIELDS SHALL BE ABANDONED ACCORDING TO COUNTY HEALTH DEPARTMENT.

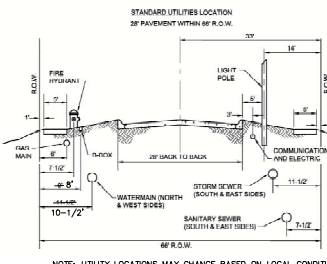
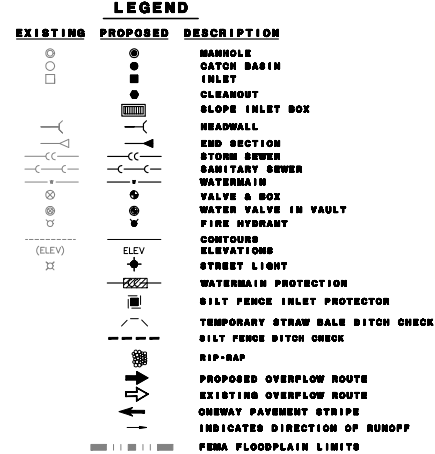
### BENCHMARKS & CONTROL POINTS

**ELEVATION REFERENCE MARK:**  
 NAPERVILLE SURVEY MON. #703, BERNSTEIN 30 TOP SECURITY MONUMENT, CONSISTING OF A 9/16" DIA. STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4' LONG ROD TOTALING (87) IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 4" PVC PIPE WITH BRAC & ALUMINUM ACCESS ROPE.  
 ELEVATION=780.31 (NAVD 88)

**NCS MONUMENT 016Z (PID DK3215):** THE STATION IS LOCATED ALONG THE SOUTH SIDE OF WARRENVILLE ROAD, EAST OF THE "T" INTERSECTION WITH WASHINGTON STREET. THE STATION IS 70.2 FT. WEST OF A LIGHT POLE, 39.4 FT. NORTHWEST OF AN ELECTRIC TRANSFORMER BOX, AND 2.3 FT. SOUTH OF THE CENTERLINE OF EASTBOUND WARRENVILLE ROAD. THE MONUMENT IS 4 3/8 INCH BRASS DISK ON THE EAST END OF A RETAINING WALL ALONG THE SOUTH SIDE OF WARRENVILLE ROAD. ELEVATION=759.89 NAVD88

**CONTROL POINTS:**  
 CP #110: SET "4" IN CONCRETE ISLAND LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF NAPERVILLE ROAD AND LUCENT DRIVE.  
 NORTHING: 1874302.77  
 EASTING: 1043669.52  
 ELEVATION: 738.67 NAVD88

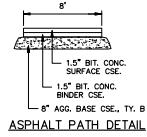
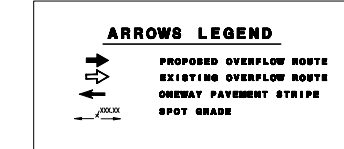
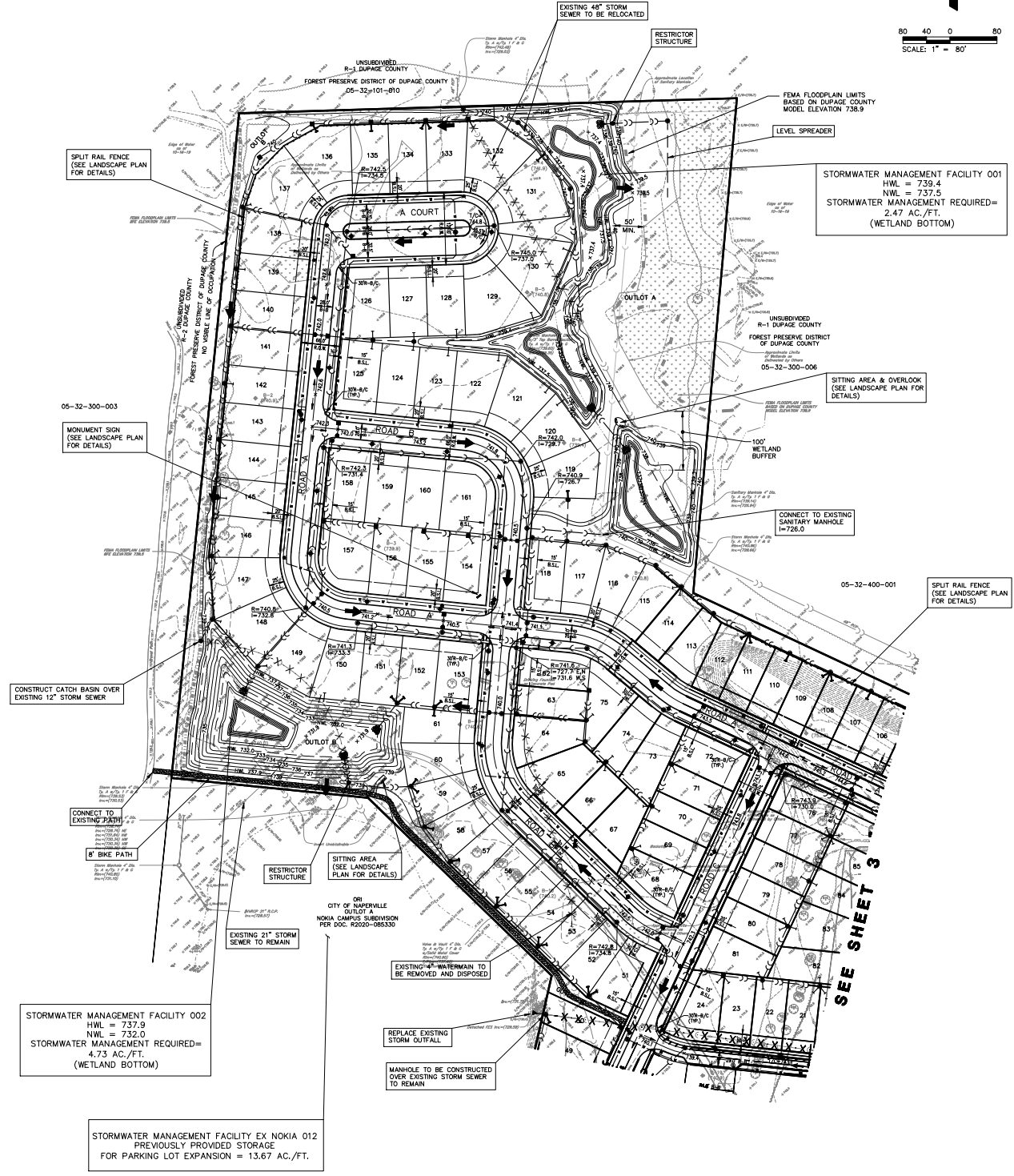
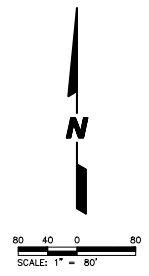
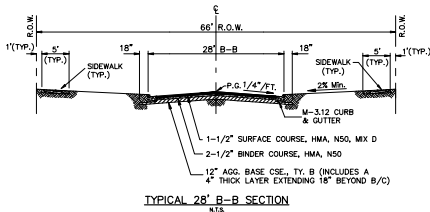
CP #112: SET "4" IN THE TOP OF THE EAST SIDE OF THE CONCRETE CURB LOCATED JUST WEST OF THE SALT DOME LOCATED ON THE SUBJECT SITE.  
 NORTHING: 1875549.24  
 EASTING: 1041733.77  
 ELEVATION: 742.88 NAVD88



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 SCHAUMBURG, IL 60173  
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DISC NO.: 462138 FILE NAME: PREL09  
 DRAWN BY: LAL FLD. BRG. / PD. NO.: NOTES  
 COMPLETION DATE: 09-14-20 JOB NO.: 402.138  
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 11-18-20/LAL REVISED PER 2020-11-03 CITY COMMENTS  
 12-11-20/LAL REVISED OPEN SPACE CALC PER PREPUD OPEN SPACE DPH  
 01-20-21/LAL REVISED PER PLUM COMMISSION MEETING 1/20  
 02-09-21/LAL REVISED PER 2021-01-29 CITY COMMENTS  
 03-18-21/LAL REVISED PER PLUM COMMISSION MEETING 3/18  
 03-18-21/LAL REVISED PER 2021-03-11 CITY COMMENTS



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**EXHIBIT C 230-5400**

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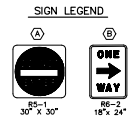
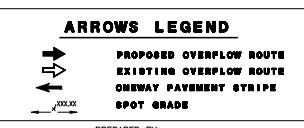
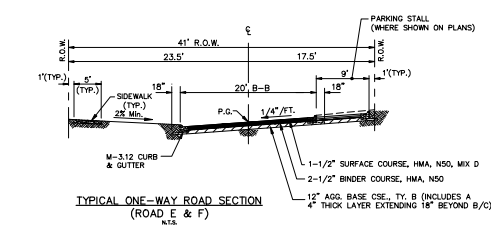
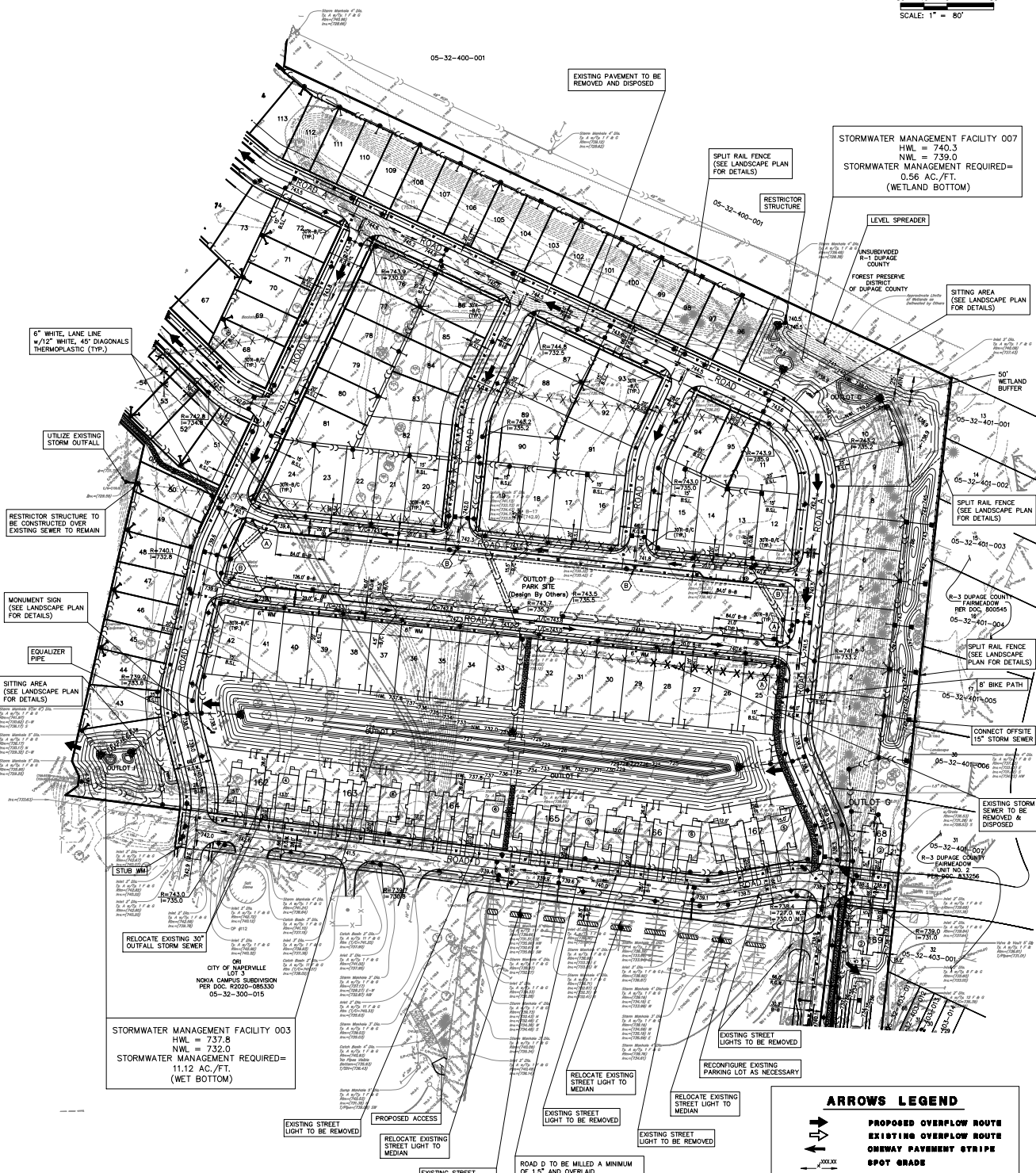
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 02-01-21/LAL: REVISED PER 2021-01-29 CITY COMMENTS  
 02-19-21/LAL: REVISED PER PLAN COMMISSION MEETING 2/6  
 03-19-21/LAL: REVISED PER 2021-03-11 CITY COMMENTS

**PRELIMINARY ENGINEERING PLAN FOR NAPER COMMONS**  
**CITY OF NAPERVILLE PROJECT NO.: 20-1000008**  
 SHEET 2 OF 4  
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LAST FILE CHECKED: 7/2/2025 BY: CELIA LUMBERS



80 40 0 80  
SCALE: 1" = 80'



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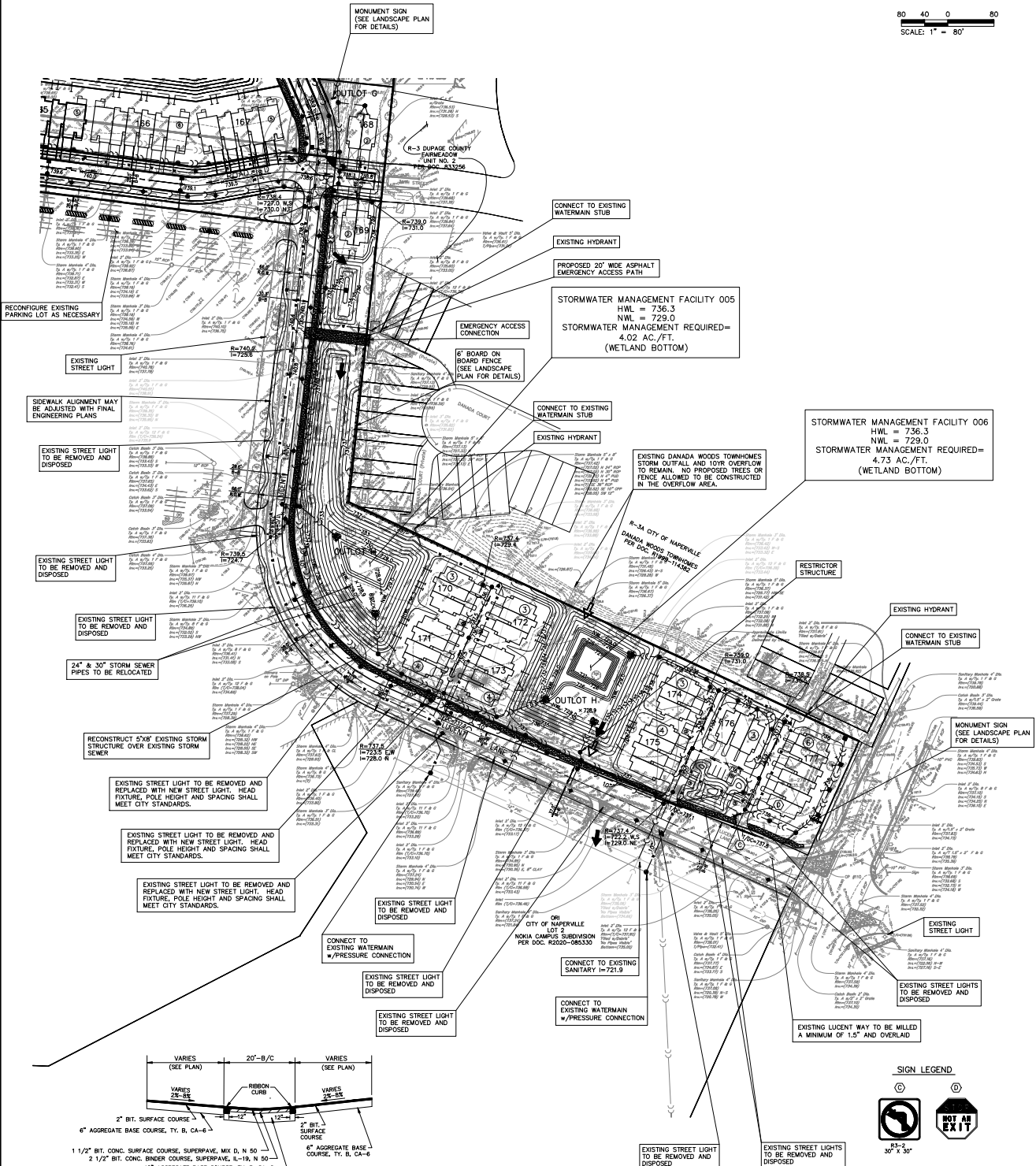
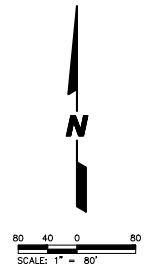
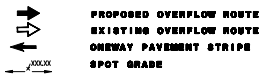
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02-19-21/LAL REVISED PER PLAN COMMISSION MEETING 2/8  
03-19-21/LAL REVISED PER 2021-03-11 CITY COMMENTS

**PRELIMINARY ENGINEERING PLAN FOR PAPER COMMONS**  
**CITY OF NAPERVILLE PROJECT NO.: 20-1008008**  
SHEET 3 OF 4  
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**EXHIBIT A**

**ARROWS LEGEND**



RECONFIGURE EXISTING PARKING LOT AS NECESSARY

EXISTING STREET LIGHT

SIDEWALK ALIGNMENT MAY BE ADJUSTED WITH FINAL ENGINEERING PLANS

EXISTING STREET LIGHT TO BE REMOVED AND DISPOSED

EXISTING STREET LIGHT TO BE REMOVED AND DISPOSED

EXISTING STREET LIGHT TO BE REMOVED AND DISPOSED

24" & 30" STORM SEWER PIPES TO BE RELOCATED

RECONSTRUCT 5'x8' EXISTING STORM STRUCTURE OVER EXISTING STORM SEWER

EXISTING STREET LIGHT TO BE REMOVED AND REPLACED WITH NEW STREET LIGHT. HEAD FIXTURE, POLE HEIGHT AND SPACING SHALL MEET CITY STANDARDS.

EXISTING STREET LIGHT TO BE REMOVED AND REPLACED WITH NEW STREET LIGHT. HEAD FIXTURE, POLE HEIGHT AND SPACING SHALL MEET CITY STANDARDS.

EXISTING STREET LIGHT TO BE REMOVED AND REPLACED WITH NEW STREET LIGHT. HEAD FIXTURE, POLE HEIGHT AND SPACING SHALL MEET CITY STANDARDS.

EXISTING STREET LIGHT TO BE REMOVED AND DISPOSED

CONNECT TO EXISTING WATERMAIN w/PRESSURE CONNECTION

EXISTING STREET LIGHT TO BE REMOVED AND DISPOSED

EXISTING STREET LIGHT TO BE REMOVED AND DISPOSED

CONNECT TO EXISTING WATERMAIN STUB

EXISTING HYDRANT

PROPOSED 20' WIDE ASPHALT EMERGENCY ACCESS PATH

STORMWATER MANAGEMENT FACILITY 005  
HWL = 736.3  
NWL = 729.0  
STORMWATER MANAGEMENT REQUIRED = 4.02 AC./FT. (WETLAND BOTTOM)

EMERGENCY ACCESS CONNECTION

6" BOARD ON BOARD FENCE (SEE LANDSCAPE PLAN FOR DETAILS)

CONNECT TO EXISTING WATERMAIN STUB

EXISTING HYDRANT

EXISTING DANADA WOODS TOWNHOMES STORM OUTFALL AND 10'x6' OVERFLOW TO REMAIN. NO PROPOSED TREES OR FENCE ALLOWED TO BE CONSTRUCTED IN THE OVERFLOW AREA.

STORMWATER MANAGEMENT FACILITY 006  
HWL = 736.3  
NWL = 729.0  
STORMWATER MANAGEMENT REQUIRED = 4.73 AC./FT. (WETLAND BOTTOM)

RESTRICTOR STRUCTURE

EXISTING HYDRANT

CONNECT TO EXISTING WATERMAIN STUB

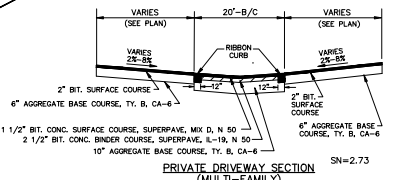
MONUMENT SIGN (SEE LANDSCAPE PLAN FOR DETAILS)

EXISTING STREET LIGHT

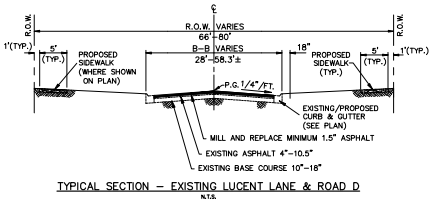
EXISTING STREET LIGHTS TO BE REMOVED AND DISPOSED

EXISTING LUCENT WAY TO BE MILLED A MINIMUM OF 1.5" AND OVERLAD

**SIGN LEGEND**



PRIVATE DRIVEWAY SECTION (MULTI-FAMILY) SN=2.73



TYPICAL SECTION - EXISTING LUCENT LANE & ROAD D

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**PRELIMINARY ENGINEERING PLAN FOR PAPER COMMONS**  
**CITY OF NAPERVILLE PROJECT NO. 20-1000008**  
SHEET 4 OF 4  
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