

PROPOSED CONDITIONS SITE DATA

TOTAL LOT AREA = 7,250 S.F.

EX RESIDENCE = 1,628 S.F.
EX WALKS & PATIOS = 223 S.F.
EX DRIVEWAY= 484 S.F.

TOTAL EX COVERAGE = 2,335 S.F.

TOTAL EX COVERAGE % = 32.2%

PROPOSED LOT COVERAGE
PROPOSED RESIDENCE = 2,638 S.F.
PROPOSED DRIVEWAY = 484 S.F.
PROPOSED SERVICE WALK = 50 S.F.
PROPOSED DECK & STAIRS = 26 S.F.

TOTAL PROPOSED NEW IMPERVIOUS = 3198 S.F.
NET NEW IMPERVIOUS = 863 S.F. THEREFORE NO BMP'S
REQUIRED

TOTAL PROPOSED NEW COVERAGE = 3,198 S.F.
TOTAL LOT COVERAGE = 44.11%

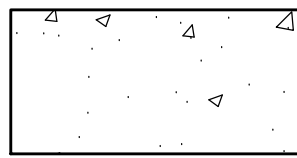
BUILDING SETBACK TABLE

FRONT YARD - 30'
SIDEYARD - 6'
CORNER YARD - 15'
REAR YARD - 25% UP TO 30'

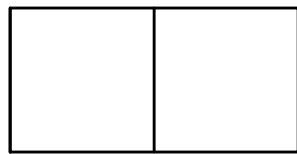
HEIGHT TABLE

NOT USED

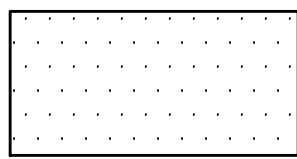
SITE PAVING LEGEND



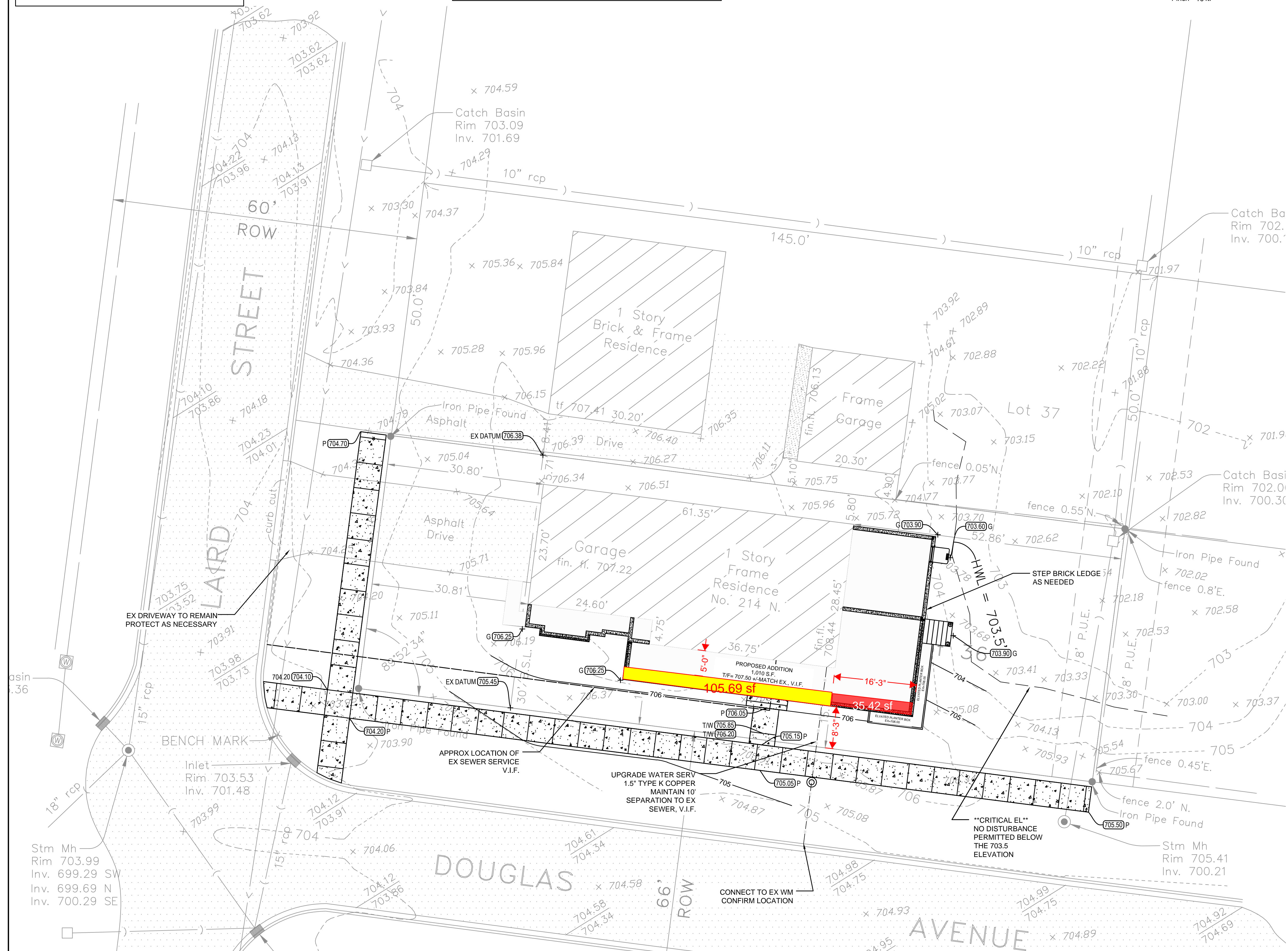
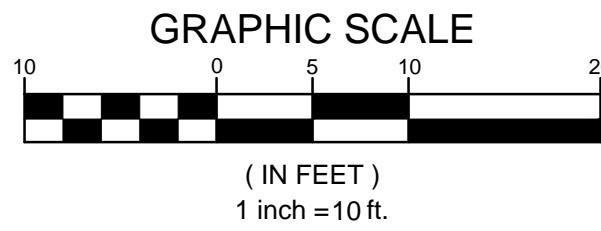
PRIVATE CONCRETE PAVEMENT
5" P.C. CONCRETE PAVEMENT
6" AGGREGATE BASE (CA-6)



PUBLIC CONCRETE WALK
5" P.C. CONCRETE PAVEMENT
6" P.C. CONCRETE PAVEMENT AT DRIVEWAY
6" AGGREGATE BASE (CA-6)



ASPHALT PAVEMENT DRIVE
2" HOT-MIX ASPHALT SURFACE COURSE, MIX "C", N50
8" AGGREGATE BASE COURSE, TYPE B, CA-6



CITY NAPERVILLE GENERAL NOTES

1. THE OWNER OR HIS/HER/THEIR REPRESENTATIVE IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED BY APPLICABLE GOVERNMENTAL AGENCIES.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF NAPERVILLE DESIGN MANUAL AND STANDARD SPECIFICATIONS (CURRENT EDITION) AND WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (CURRENT EDITION).
3. ALL CONTRACTORS DOING WORK IN THE PUBLIC RIGHT-OF-WAY MUST BE LICENSED (WHEN APPLICABLE) TO MAKE PUBLIC IMPROVEMENTS WITHIN THE NAPERVILLE CORPORATE LIMITS.
4. THE CONTRACTOR/DEVELOPER ASSUMES ALL RESPONSIBILITY AND LIABILITY FOR ANY DAMAGE RESULTING FROM THEIR WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
5. THE CONTRACTOR/DEVELOPER SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF NAPERVILLE.
6. PRIOR TO COMMENCEMENT OF ANY OFF-SITE CONSTRUCTION, THE CONTRACTOR SHALL SECURE WRITTEN AUTHORIZATION THAT ALL OFF-SITE EASEMENTS HAVE BEEN SECURED AND THAT PERMISSION
7. BEEN GRANTED TO ENTER ONTO PRIVATE PROPERTY.
8. THE CONTRACTOR AND THEIR ON-SITE REPRESENTATIVES WILL BE REQUIRED TO ATTEND A PRECONSTRUCTION MEETING WITH THE CITY OF NAPERVILLE PRIOR TO ANY WORK BEING STARTED. A PRECONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE PROJECT HAS BEEN APPROVED BY THE CITY OF NAPERVILLE DEVELOPMENT REVIEW TEAM AND THE REQUIRED SURETY HAS BEEN POSTED.
9. NOTICE OF 48 HOURS PRIOR SHALL BE GIVEN TO THE CITY OF NAPERVILLE TED BUSINESS GROUP (630-420-6082) PRIOR TO STARTING WORK OR RESTARTING WORK AFTER SOME ABSENCE OF WORK FOR ANY REASON.
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ADEQUATELY IDENTIFY AND LOCATE ALL EXISTING UTILITIES PRIOR TO EXCAVATION. BEFORE STARTING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT JULIE FOR THE LOCATION OF ANY AND ALL UTILITIES. THE CITY OF NAPERVILLE IS 800-892-IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY PRIVATE FACILITIES OR NON-JULIE MEMBER FACILITIES.
11. THE CONTRACTOR CAN SCHEDULE ALL NECESSARY SITE INSPECTIONS WITH THE CITY OF NAPERVILLE BY CALLING (630) 420-6082 BETWEEN THE HOURS OF 8:00AM AND 4:00PM (CLOSED 1:00PM TO 2:00PM ON WEEKDAYS WHEN THE CITY IS OPEN FOR BUSINESS). THE CITY OF NAPERVILLE WILL BE REQUIRED TO PROVIDE THE SITE PERMIT NUMBER FOR THE PROJECT IN ORDER TO SCHEDULE THE INSPECTION(S).
12. RECORD DRAWINGS ARE REQUIRED TO BE SUBMITTED AND APPROVED BY THE CITY OF NAPERVILLE PRIOR TO FINAL OCCUPANCY BEING GRANTED.
13. FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS SHALL BE GRANTED ONLY AFTER A FINAL INSPECTION HAS BEEN COMPLETED AND THE CITY OF NAPERVILLE DETERMINED THAT ALL IMPROVEMENTS HAVE BEEN SATISFACTORILY COMPLETED IN ACCORDANCE WITH THE NAPERVILLE STANDARD SPECIFICATIONS. UTILITIES ARE NOT CONSIDERED ACCEPTED UNTIL THEY ARE FORMALLY ACCEPTED

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF BUILDING UNLESS OTHERWISE INDICATED.
2. ALL DISTURBED LANDSCAPE AREAS ARE TO BE RESTORED TO EX. CONDITION. 6" TOPSOIL RESPREAD AND SEEDING.
3. STOCKPILES SHALL BE PROVIDED WITH PERIMETER SILT FENCE AT ALL TIMES DURING CONSTRUCTION.
4. STOCKPILES TO REMAIN IN PLACE MORE THAN THREE (3) DAYS SHALL BE PROVIDED WITH SOIL EROSION AND SEDIMENTATION CONTROL.
5. LAND DISTURBANCE ACTIVITIES IN STREAMS AND DITCHES SHALL BE AVOIDED WHERE POSSIBLE.
6. SOIL STOCKPILES SHALL NOT BE LEFT OVERNIGHT IN DITCHES OR WITHIN FLOODPLAINS.
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITH THIRTY (30) DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
9. A MASONRY TREATMENT OR DROP SIDING MAY BE REQUIRED TO ENSURE THAT NO MORE THAN SIX INCHES OF THE FOUNDATION REMAIN EXPOSED IN ANY LOCATION.
9. A CONCRETE WASHOUT AREA SHOULD BE PROVIDED ONSITE. CONCRETE CANNOT BE WASHED OUT INTO THE PUBLIC RIGHT OF WAY OR STORM SEWER SYSTEM.
10. INSPECTION OF UTILITY TAPS AND DISCONNECTS SHALL BE INSPECTED BY CITY OF NAPERVILLE STAFF PRIOR TO BACKFILL. 24 HOUR NOTICE SHALL BE REQUIRED AHEAD OF INSPECTIONS.
11. PROPOSED SIDEWALK SHALL MATCH EXISTING GRADE AT THE LIMITS OF REPLACEMENT WHERE ABUTTING TO EXISTING WALK.
12. SPECIAL CARE SHALL BE TAKEN TO MINIMIZE COMPACTION OF THE PROPOSED PERMEABLE GRASSPAVE SUBGRADE AREAS. PRIOR TO CONSTRUCTION OF ANY PERMEABLE PAVER SYSTEMS, CITY OF ELMHURST ENGINEERING SHALL BE CONTACTED TO OBSERVE RELATED WORK TO ENSURE PROPER INSTALLATION.
13. PUMPING OF SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY OR DRAINAGE-WAY NOT DESIGNATED TO BE A SEDIMENT TRAP IS PROHIBITED.

SITE GRADING PLAN

IGNASH RESIDENCE

NAPERVILLE, IL

PROJ. MGR.:	TGC
PROJ. ENG.:	TGC
DRAWN BY:	TGC
DATE:	09/27/22
SCALE:	1"=10'
SHEET NO.	
C3.0	
PROJ. NUMBER:	22134

REVISIONS

Civil Engineering
Stormwater Management
Entitlements

RIVERCREST CONSULTING, LLC

8952 HANSLIK COURT, UNIT 13
NAPERVILLE, IL 60564
(630) 538-5108

PENDING APPROVAL - NOT FOR CONSTRUCTION