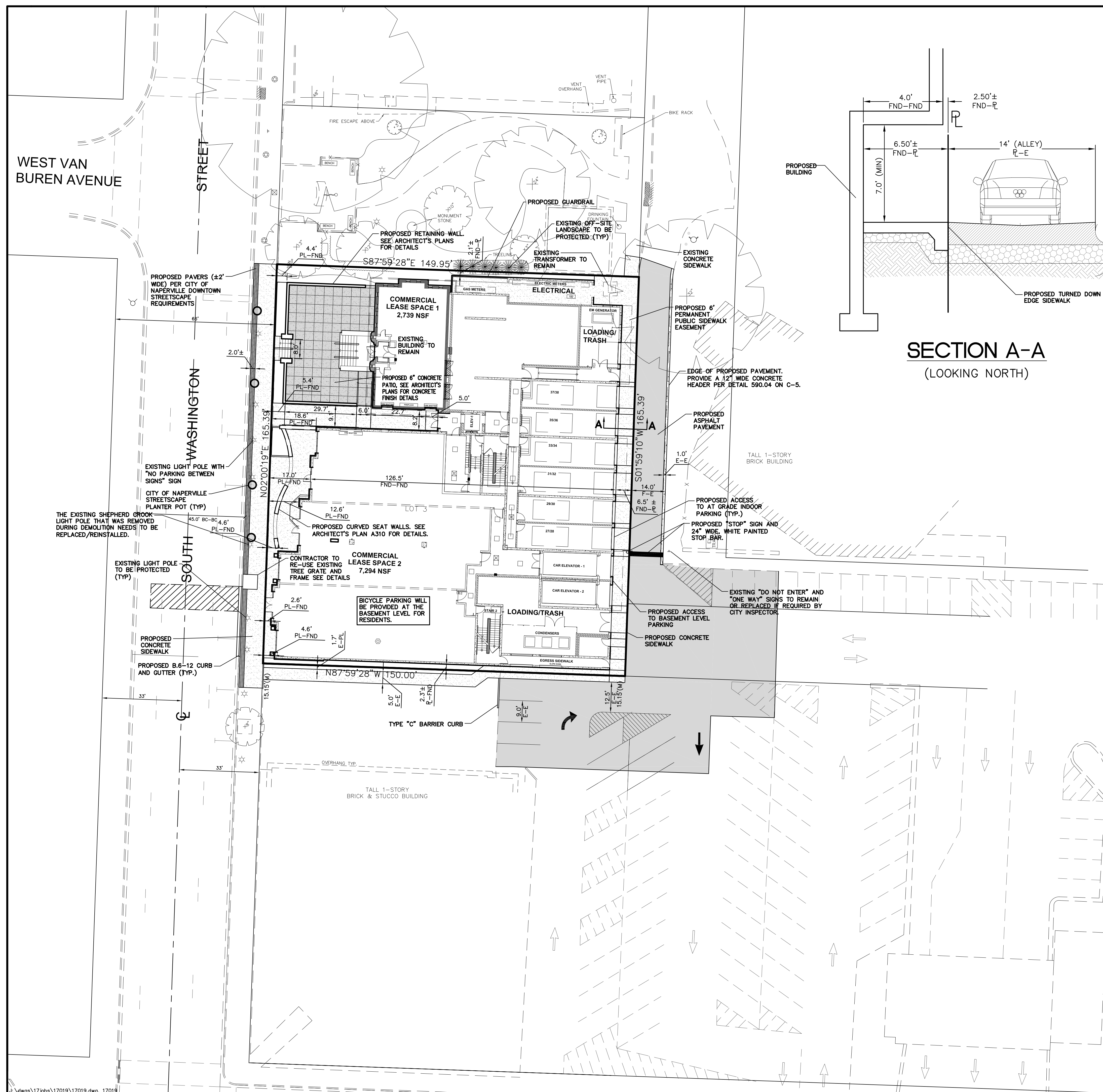




GENERAL NOTES:

1. THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TILE SURVEY (PROJECT DATED 02/28/17)
PREPARED BY: COMPASS SURVEYING LTD
2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502
(630) 820-9100
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

ON SITE PARKING DATA

EXISTING PARKING SPACES REMOVED = 8
PR. PARKING (BASEMENT & PRIVATE GARAGES) = 38 SPACES

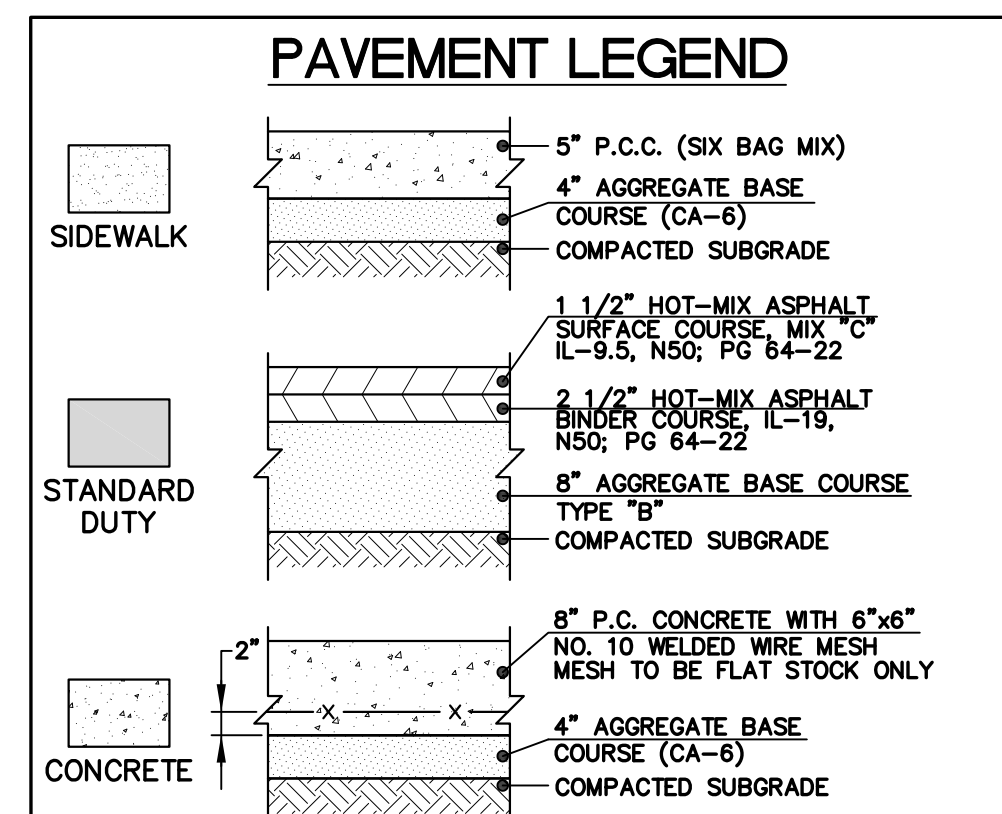
GROSS BUILDING CALCULATIONS:

BASEMENT LEVEL	= 17,775 SF
STREET LEVEL	= 18,609 SF
SECOND LEVEL	= 16,921 SF
THIRD LEVEL	= 16,682 SF
FOURTH LEVEL	= <u>16,682 SF</u>
TOTAL	= 86,669 SF

FAR CALCULATIONS:	
BASEMENT LEVEL (PARKING)	= 0 SF
STREET LEVEL (COMMERCIAL)	= 11,828 SF
SECOND LEVEL (RESIDENTIAL)	= 16,921 SF
THIRD LEVEL (RESIDENTIAL)	= 16,682 SF
FOURTH LEVEL (RESIDENTIAL)	= <u>16,682 SF</u>
TOTAL	= 62,113 SF
LOT AREA	= 24,804 SF
PROPOSED FAR	= 2.50
MAXIMUM DWELLING UNITS	= 18

GEOMETRIC PLAN NOTES:

1. PROPOSED IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE WESTERN PROPERTY LINE.
2. ALL RADIUS DIMENSIONS ARE TO BACK OF CURB.
3. SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS.
4. ALL STRIPING TO BE DOUBLE COATED 4" YELLOW PAINT UNLESS OTHERWISE NOTED.
5. WHERE PEDESTRIANS HAVE TO CROSS A TAPERING RAMP OR CURB RAMP THE FACE AND TOP OF CURB ARE TO BE PAINTED USING YELLOW, SLIP RESISTANT PAINT.

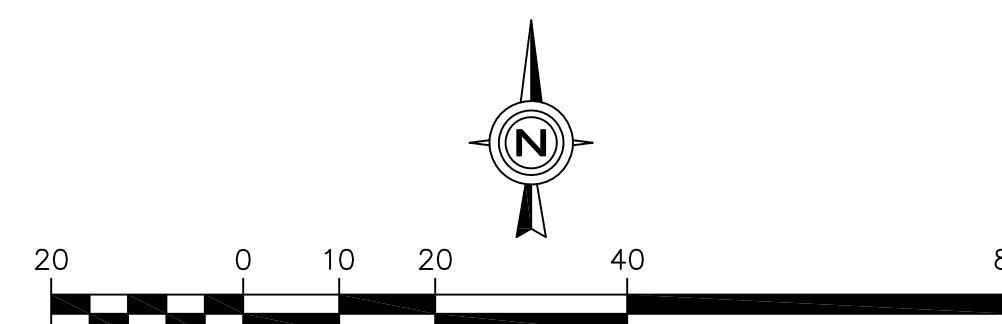


NOTES:

1. REFERENCE I.D.O.T. STANDARD SPECIFICATIONS (LATEST EDITION) SECTION 406 FOR BINDER & SURFACE COURSES AND SECTION 351 FOR AGGREGATE BASE COURSE.
2. THE APPLICATION RATES FOR THE PRIME COAT AND TACK COAT ARE TO BE 0.30 AND 0.10 GALLONS PER SQUARE YARD, RESPECTIVELY.
3. SEE PROJECT SPECIFICATIONS FOR SUBGRADE COMPACTION.
4. ALL CONCRETE FLATWORK TO INCLUDE A JOINTING PATTERN SUBMITTAL TO THE CONSTRUCTION MANAGER. CONTRACTOR TO STAY AS CLOSE TO 9'x9' SQUARE PANELS IN LARGE CONCRETE FLATWORK AREAS AS POSSIBLE.
5. FOR SIDEWALKS, PROVIDE TOOLED JOINTS AT 5' O.C., CONTRACTION JOINTS AT 15' O.C., EXPANSION JOINTS AT 45' O.C.
6. PROVIDE AN EXPANSION JOINT ADJACENT TO ALL STRUCTURES. THESE JOINTS SHOULD BE SEALED WITH A TOOL-FINISHED SILICONE SEALANT PER I.D.O.T. STANDARD.

DIMENSION LEGEND

F	= FACE	FNC	= FENCE
FND	= FOUNDATION	R	= RADIUS
B	= BACK	C	= CENTER
E	= EDGE	PL	= PROPERTY LINE



GEOMETRIC PLAN

C-2		CHECKED BY: BIPERRY DESIGN BY: M.HANSEN DRAWN BY: K.P., M.H. DATE: JUNE 22, 2018 SCALE: 1" = 20' PROJECT NO.: 17-019		 2631 Granger Woods Parkway, Suite 100, Aurora, IL 60022 phone 630-375-1800 fax 630-238-9800 www.watermark-engineering.com		Prepared By:		Great Central Properties III, LLC 1255 Bond Street, Suite 111 Naperville, IL 60563 CENTRAL PARK PLACE 110 south Washington street Naperville, Illinois		Prepared For:		NO. REVISIONS 1 PER BUILDING AND SITE REVISIONS 2 PER CITY REVIEW 3 PER CITY REVIEW 4 PER CITY REVIEW 5 NO REVISIONS 6 PER CITY REVIEW		DATE 7/18/18 9/18/18 10/18/18 12/06/18 12/21/18 02/18/19	
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