

HERITAGE PLACE IN HISTORIC NAPERVILLE

140 N WRIGHT STREET
NAPERVILLE, IL 60540
JOB NO. W20052.00
JULY 15, 2020
PRELIMINARY ENGINEERING

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LOCATION MAP

PREPARED FOR:
RAM WEST CAPITAL LLC
IN PARTNERSHIP WITH DJK CUSTOM HOMES
532 S WEBSTER STREET
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Nicholas A. Varchetto
IL. P.E. NO. 062-068622
Expires November 30, 2021

ERA JOB NO.: W20052.00

ORIGINAL SUBMITTAL: JULY 15, 2020

G:\PROJECTS\DJK\CustomHomes\W20052.00 140 N Wright St Naperville Sub Concept\CADD\W20052 Preliminary Engineering - Cover.dwg Updated by: KJG 7/14/2020

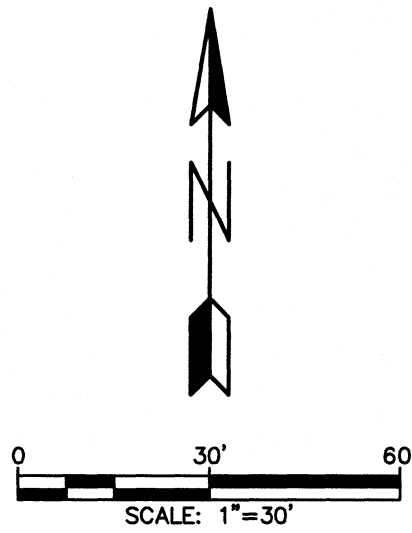
PLAT OF SURVEY

BLOCK 2 IN KROEHLER'S ADDITION TO NAPERVILLE, IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1906 AS DOCUMENT 87553, IN DUPAGE COUNTY, ILLINOIS.

ALSO DESCRIBED AS

PARCEL 1:
BLOCK 2 (EXCEPT THE SOUTH 260.10 FEET OF THE EAST 187.00 FEET AS MEASURED ON THE EAST AND SOUTH LINES) IN KROEHLER'S ADDITION TO NAPERVILLE, IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1906 AS DOCUMENT 87553, IN DUPAGE COUNTY, ILLINOIS.

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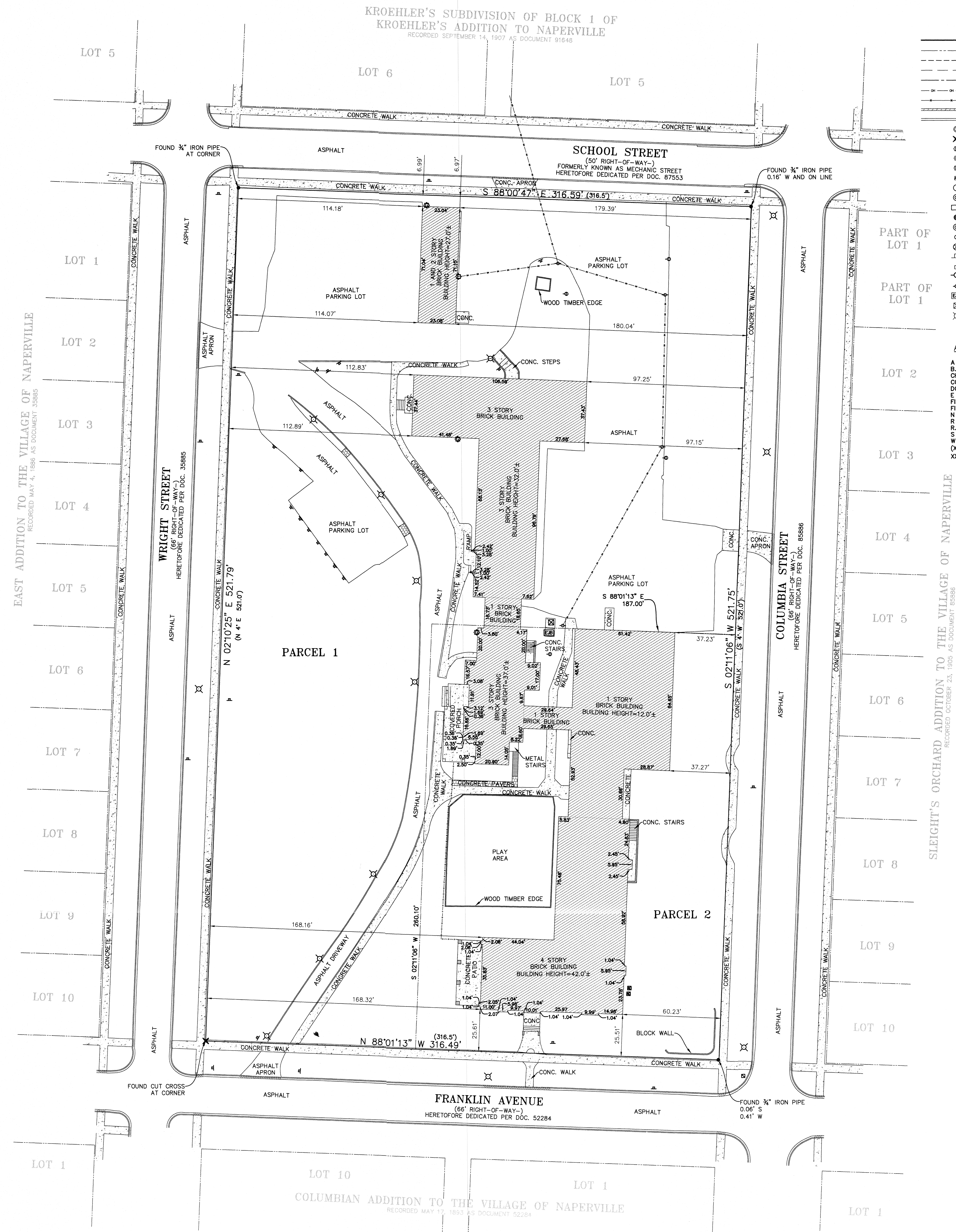


LEGEND

- = EX. PROPERTY LINE
- - - = EX. LOT LINE
- - - = EX. EASEMENT LINE
- - - = EX. BUILDING LINE
- - - = EX. CENTER LINE
- - - = EX. OVERHEAD WIRE
- - - = EX. CHAIN-LINK FENCE
- - - = EX. DEPRESSED CURB
- - - = EX. CONCRETE CURB & GUTTER
- ⊙ = FOUND IRON PIPE OR ROD
- ⊗ = FOUND CUT CROSS
- ⊕ = EX. ELECTRICAL METER
- ⊕ = EX. GAS METER
- ⊕ = EX. WATER METER
- ⊕ = EX. AIR CONDITIONING UNIT
- ⊕ = EX. CATCH BASIN
- ⊕ = EX. STORM MANHOLE
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- ⊕ = EX. DRAIN
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- ⊕ = EX. VALVE BOX
- ⊕ = EX. SIGN
- ⊕ = EX. UTILITY PEDESTAL
- ⊕ = EX. UTILITY POLE
- ⊕ = EX. GUY WIRE
- ⊕ = EX. ELECTRIC JUNCTION BOX
- ⊕ = EX. TRANSFORMER
- ⊕ = EX. LIGHT

ABBREVIATIONS

- | | |
|----------|-----------------------|
| A | ARC LENGTH |
| B.S.L. | BUILDING SETBACK LINE |
| CH | CHORD |
| CONC. | CONCRETE |
| DOC. | DOCUMENT |
| E | EAST |
| FIP | FOUND IRON PIPE |
| FIR | FOUND IRON ROD |
| N | NORTH |
| R | RADIUS |
| R.O.W. | RIGHT OF WAY |
| S | SOUTH |
| W | WEST |
| (XXX.XX) | RECORD INFORMATION |
| XXX.XX | MEASURED INFORMATION |



GENERAL NOTES

- THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (NAD 83).
- CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY IMMEDIATELY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.
- ALL AREAS LISTED IN THE AREA SUMMARY TABLE ARE MORE OR LESS.
- ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

AREA SUMMARY

PARCEL 1: 116,519 SQUARE FEET (2.675 ACRES±)
PARCEL 2: 48,639 SQUARE FEET (1.117 ACRES±)
TOTAL: 165,158 SQUARE FEET (3.792 ACRES±)

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

I, TIMOTHY B. MARTINEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE PROPERTY AND THAT THE PLAT HERON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 15TH DAY OF MAY, 2020.

Timothy B. Martinek
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782
LICENSE EXPIRES NOVEMBER 30, 2020

DESIGN FIRM PROFESSIONAL LICENSE NO. 184-001186
LICENSE EXPIRES APRIL 30, 2021

FIELD WORK COMPLETED MAY, 8, 2020



DRAWN BY: CNB
CHECKED BY: TBM
APPROVED BY: TBM



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PREPARED FOR:

RAM WEST CAPITAL, LLC
IN PARTNERSHIP WITH
DJK CUSTOM HOMES

TITLE:

PLAT OF SURVEY
HERITAGE PLACE

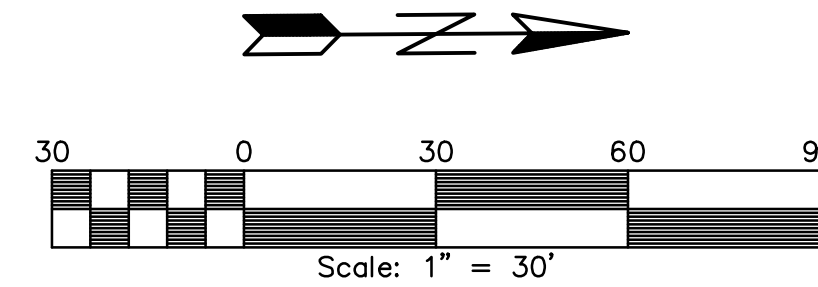
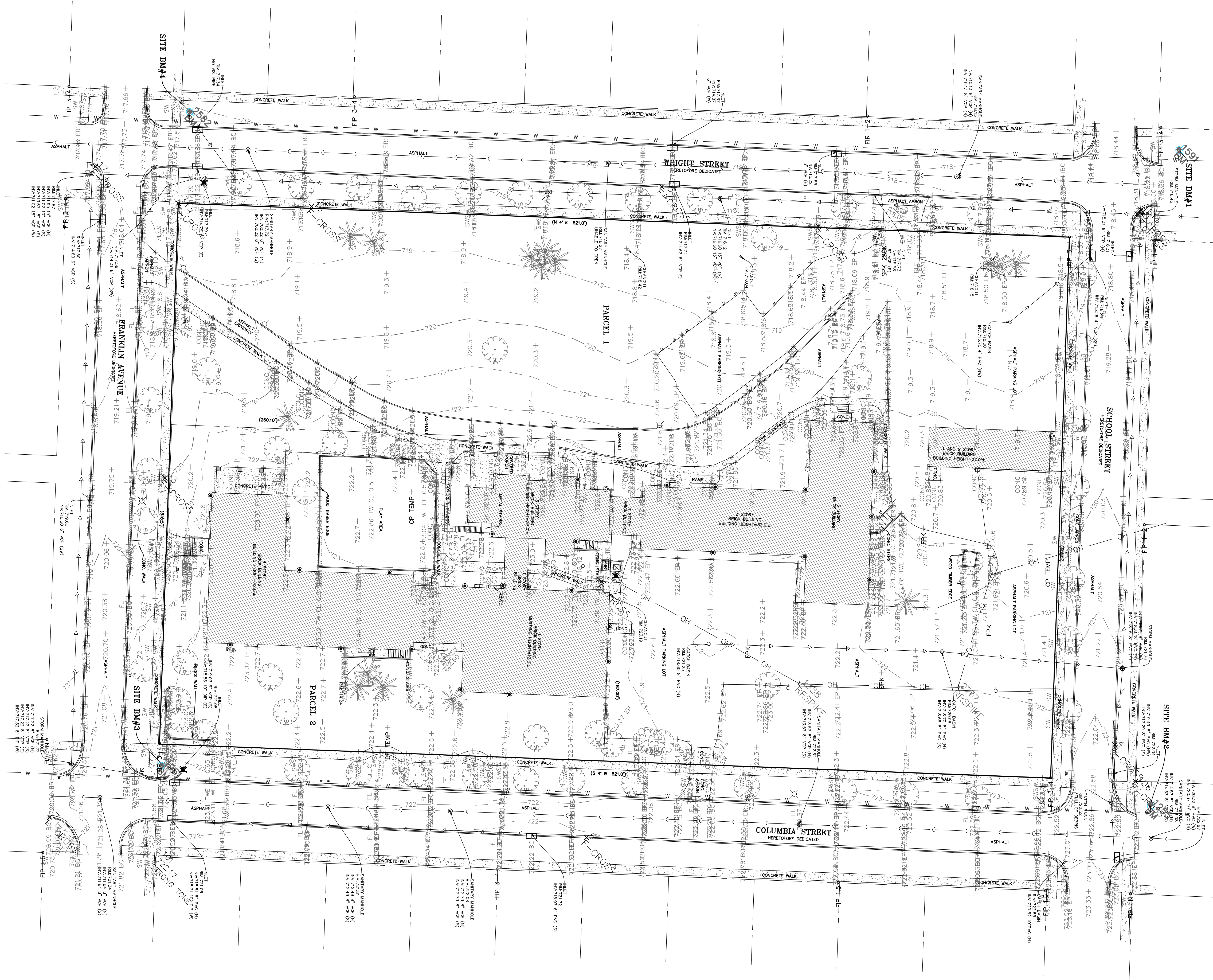
SCALE: 1"=30'
DATE: 05-15-20
JOB NO: W20052.A0
SHEET 1 OF 1

EXISTING LEGEND

- EX. PROPERTY LINE
- EX. LOT LINE
- EX. EASEMENT LINE
- EX. BUILDING LINE
- EX. CENTER LINE
- EX. SANITARY LINE
- EX. STORM LINE
- EX. WATER LINE
- EX. OVERHEAD WIRE
- EX. CHAIN-LINK FENCE
- EX. DEPRESSED CURB
- EX. CONCRETE CURB & GUTTER
- EX. TREE/BRUSH LINE
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- EX. TRANSFORMER
- EX. UTILITY POLE
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- EX. SIGN
- EX. DOWNSPOUT
- EX. LIGHT
- EX. SPOT ELEVATION
- EX. CONIFEROUS TREE
- EX. DECIDUOUS TREE

ABBREVIATIONS

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| B.S.L. | BUILDING SETBACK LINE |
| CH | CHORD |
| CONC. | CONCRETE |
| DIP | DUCTILE IRON PIPE |
| DOC. | DOCUMENT |
| E | EAST |
| FIP | FOUND IRON PIPE |
| FIR | FOUND IRON ROD |
| INV. | INVERT |
| N | NORTH |
| PVC | POLYVINYL CHLORIDE |
| R | RADIUS |
| R.C.P. | REINFORCED CONCRETE PIPE |
| R.O.W. | RIGHT OF WAY |
| S | SOUTH |
| T/PIPE | TOP OF PIPE |
| VCP | VITREOUS CLAY PIPE |
| W | WEST |
| (XXX.XX) | RECORD INFORMATION |
| XXX.XX | MEASURED INFORMATION |



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P.I.N.: 08-18-309-002 (PARCEL 1)
08-18-422-001 (PARCEL 2)

SITE BENCHMARKS

CITY OF NAPERVILLE SURVEY MONUMENT
STATION NUMBER: 1007
BERNSTEIN 3D TOP SECURITY MONUMENT LOCATED AT THE SOUTH SIDE OF THE "T" INTERSECTION OF CHARLES STREET AND CHESHIRE LANE.

ELEV.: 733.69 (NAVD 88)

SITE BENCHMARK (BM) #1
SOUTHWEST BONNET BOLT ON A FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF SCHOOL STREET AND WRIGHT STREET.

ELEV.: 720.30 (NAVD 88)

SITE BENCHMARK (BM) #2
SOUTHWEST BONNET BOLT ON A FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF SCHOOL STREET AND COLUMBIA STREET.

ELEV.: 724.89 (NAVD 88)

SITE BENCHMARK (BM) #3
NORTHWEST BONNET BOLT ON A FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF COLUMBIA STREET AND FRANKLIN AVENUE.

ELEV.: 724.37 (NAVD 88)

SITE BENCHMARK (BM) #4
SOUTHWEST BONNET BOLT ON A FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF FRANKLIN AVENUE AND WRIGHT STREET.

ELEV.: 719.96 (NAVD 88)

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: KF
CHECKED BY: NV
APPROVED BY: NV

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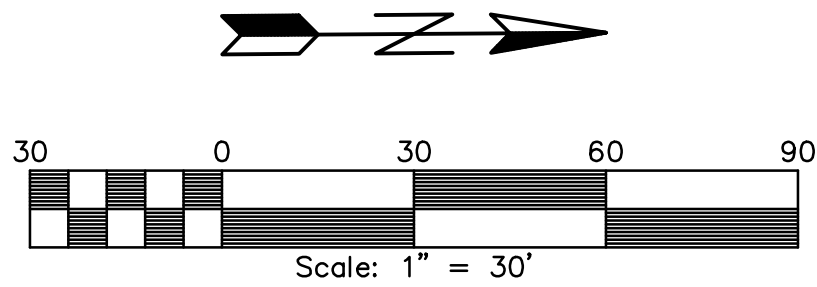
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RAM WEST CAPITAL LLC
IN PARTNERSHIP WITH
DJK CUSTOM HOMES

TITLE:

EXISTING CONDITIONS PLAN
HERITAGE PLACE
NAPERVILLE, ILLINOIS

SCALE: 1"=30'
DATE: 07/15/2020
JOB NO: W20052
SHEET 3 of 7



- NOTES:
1. ALL INTERNAL SIDEWALKS ARE 4' WIDE.
 2. ALL FRONT PORCH PATIOS ARE 11' X 5'
 3. ALL D-WAY ISLANDS ARE 4' WIDE
 4. SEE PRELIMINARY ENGINEERING PLAN FOR ALL UNDERGROUND UTILITY INFORMATION

ZONING DATA TABLE

	REQUIRED	PROPOSED
ZONING	R2	R2
FRONT YARD SETBACK	25'	15'
INTERIOR SIDEYARD	6'	6'
CORNER SIDEYARD	15'	15'
REAR YARD	25'	25'
MIN LOT WIDTH	50'	50'
MIN LOT AREA	4,000 S.F.	3,515 S.F.
MAX. HEIGHT	3 STORIES (40')	3 STORIES (40')

PROJECT AREA: 165,223.34 S.F. (3.793 ACRES)

STORMWATER DATA TABLE

PROPOSED CONDITIONS:

BUILDINGS:	47,190.0 S.F.
PAVED AREAS:	45,447.9 S.F.
DRIVEWAY PERMEABLE PAVERS:(NOT INCLUDED)	2,000.0 S.F.
PORCHES:	3,065.0 S.F.
WALKS:(PERMEABLE PAVERS, NOT INCLUDED)	7,046.8 S.F.
GAZEBO:	625.0 S.F.
TOTAL PROPOSED IMPERVIOUS AREA:	94,327.9 S.F.

EXISTING CONDITIONS:

BUILDING:	26,366.0 S.F.
CONCRETE:	4,341.0 S.F.
PARKING LOT:	45,274.0 S.F.
PORCH:	847.0 S.F.
PATIO:	601.0 S.F.
TOTAL EXISTING IMPERVIOUS AREA:	77,429.0 S.F.

TO REMAIN:

PORCH:	708.0 S.F.
MANSSION:	2,808.0 S.F.

IMPERVIOUS AREA CONSTRUCTED AFTER APRIL 23, 2013: 4,561.0 S.F.

CREDIT FOR EXISTING CONDITIONS TO BE REMOVED: 69,352.0 S.F.

NET NEW IMPERVIOUS AREA: 94,327.9 S.F.-69,352.0 S.F.=24,975.9 S.F.

SINCE 24,975.9 S.F.< 25,000.0 S.F., NO STORMWATER DETENTION IS REQUIRED.

VCBMP REQUIREMENTS:

NET NEW IMPERVIOUS = 21,460 S.F.
VOL. REQ. = 21,460 S.F. x 1.25in = 2,235 C.F.
12 in./FT.
(ASSUMING 36% VOID RATIO FOR STONE)

BMP VOLUME PROVIDED:(ADS STORAGE)
CHAMBERS PROVIDED:12
END CAPS PROVIDED:8
STONE:12" ABOVE, 9" BELOW, 6" SPACING, 6" PERIMETER
APPROXIMATE VOLUME= 2,358 C.F.
APPROXIMATE DIMENSIONS= 35' LONG, 28' WIDE, 5.5' HEIGHT

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

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APPROVED BY: NV



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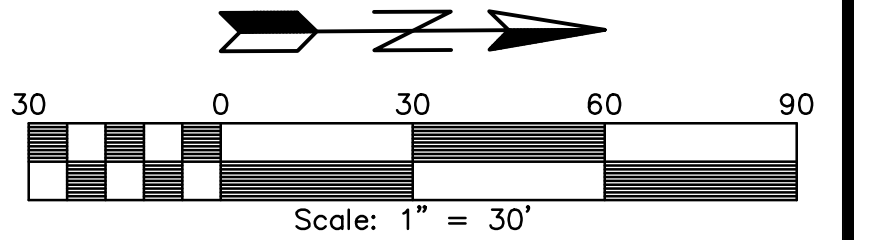
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TITLE:

GEOMETRY PLAN
HERITAGE PLACE
NAPERVILLE, ILLINOIS

SCALE:	1"=30'
DATE:	07/15/2020
JOB NO:	W20052
SHEET	4 OF 7



- NOTES:
1. ELECTRICAL AND INTERNAL LIGHTING TO BE DESIGNED BY OTHERS. PARKWAY LIGHT POLES TO REMAIN.
 2. WATERMAIN WITHIN PARKWAY TO BE DIRECTIONALLY BORED TO LIMIT DISTURBANCE OF EXISTING TREES.
 3. PERIMETER SIDEWALK TO REMAIN. DISTURBED AREAS WILL BE REPLACED IN KIND.
 4. PROPOSED WATERMAIN CONNECTIONS TO EXISTING MAIN SHALL REQUIRE SHUTDOWN. SERVICE TO EXISTING HOUSE WILL BE PAID FOR AND REPLACED BY THE CITY. COORDINATION WITH THE CITY AND HOMEOWNERS WILL BE REQUIRED.
 5. DRIVEWAY ISLANDS WILL BE LANDSCAPED AND FLUSH WITH ADJACENT GROUND. NO CURB AND GUTTER.

PROPOSED LEGEND

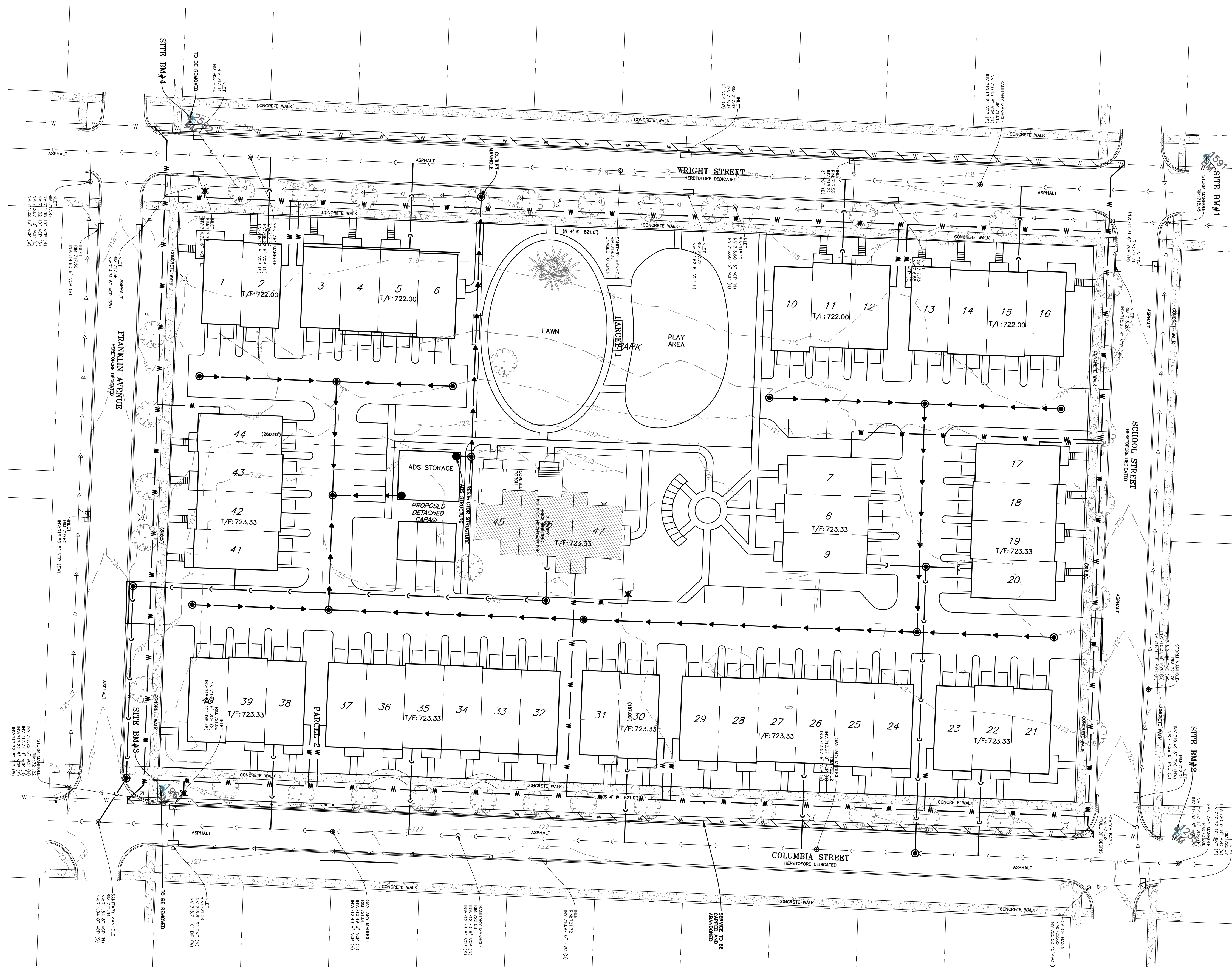
- TO BE ABANDONED
- PROPOSED STORM SEWER (TO BE DESIGNED IN FINAL)
- PROPOSED WATERMAIN (MAINS TO BE 8" - C900 (SERVICES TO BE 2.5" - TYPE K COPPER))
- PROPOSED SANITARY SEWER (SERVICES 6" PVC(SDR26))
- PROPOSED CATCH BASIN/MANHOLE

EXISTING LEGEND

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ABBREVIATIONS

- A B.S.L. ARC LENGTH
- CH BUILDING SETBACK LINE
- CONC. CONCRETE
- DIP DUCTILE IRON PIPE
- DOC. DOCUMENT
- E EAST
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- INVT INVERT
- N NORTH
- PVC POLYVINYL CHLORIDE
- R RADIUS
- R.C.P. REINFORCED CONCRETE PIPE
- R.O.W. RIGHT OF WAY
- S SOUTH
- T/PIPE TOP OF PIPE
- VCP VITREOUS CLAY PIPE
- W WEST
- (XXX.XX) RECORD INFORMATION
- XXX.XX MEASURED INFORMATION



PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

TITLE:

PRELIMINARY ENGINEERING PLAN
HERITAGE PLACE
NAPERVILLE, ILLINOIS

SCALE: 1"=30'
DATE: 07/15/2020
JOB NO: W20052
SHEET 5 OF 7

REVISIONS:		DATE		DESCRIPTION	
DATE	BY	DATE	BY	DESCRIPTION	

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CHECKED BY: NV
APPROVED BY: NV

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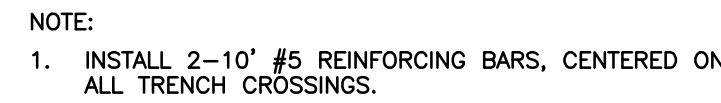
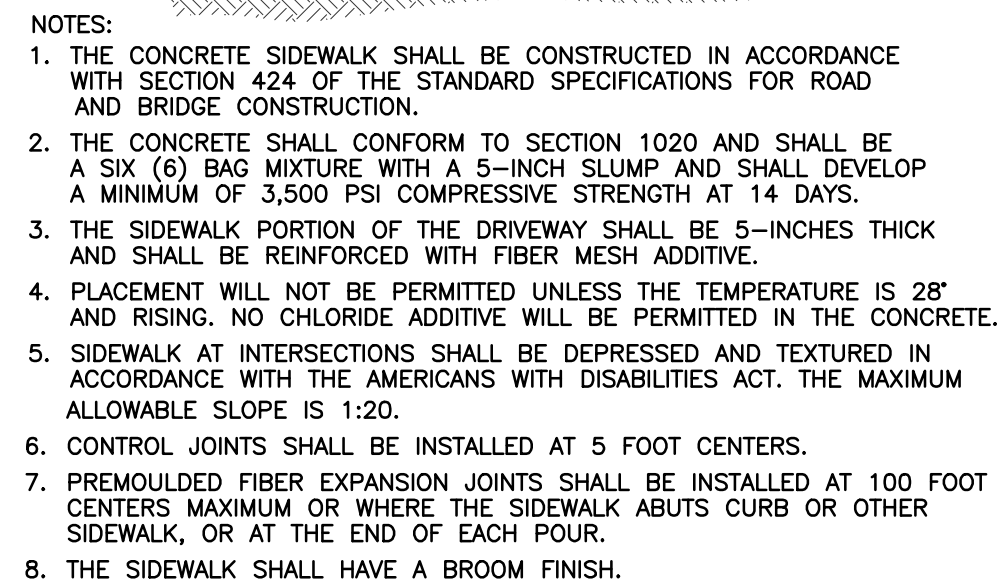


Diagram illustrating the cross-section of a pavement structure with the following layers and specifications:

- PERMEABLE PAVERS:** MIN. 3-1/8" (80 MM) THICK
PERVIOUS OPENINGS: 12%
- JOINT FILL MATERIAL:** OPEN-GRADED, CRUSHED, ANGULAR
IDOT CA-16 OR ASTM NO. 8
- 2" BEDDING MATERIAL:** OPEN-GRADED, CRUSHED, ANGULAR
IDOT CA-16 (2-5 MM) OR ASTM NO. 8
- 4" MIN. BASE MATERIAL:** OPEN-GRADED, CRUSHED, ANGULAR
IDOT CA-7 OR ASTM NO. 57
- 12" MIN. SUB BASE MATERIAL:** OPEN-GRADED, CRUSHED, ANGULAR
IDOT CA-1 OR ASTM NO. 2
- SUBSOIL MATERIAL:** MIN. CBR - 5%
(COMPACT IF LESS THAN 5%)
SLOPE TO DRAIN
- GEOTEXTILE MATERIAL**

Additional labels in the diagram include "SURFACE WATER FLOW" with arrows pointing down through the pavers and joint fill, and a break symbol (two parallel diagonal lines) between the bedding and base materials.

NOT TO SCALE



FACE OF BUILDING

ROW

5' 5' 5'

T/F: 722.00

PROPOSED STOOP

PROPOSED STAIRS

PROPOSED SIDEWALK

1.5%

718.0

EXISTING SIDEWALK

Diagram illustrating the cross-section of a 12" thick pavement structure, showing the following layers and thicknesses:

- 2" HMA SURFACE COURSE. (HEAVY DUTY-DRIVE AISLE)
- 2" HMA SURFACE COURSE. (STANDARD-DRIVE WAY)
- TACK COAT 0.1 GAL./S.Y.
- 3" HMA BINDER COURSE. (HEAVY DUTY-DRIVE AISLE)
- 2" HMA BINDER COURSE. (STANDARD DUTY-DRIVE WAY)
- PRIME COAT 0.2 GAL./S.Y.
- 12" CA-6 AGGREGATE BASE CSE. (HEAVY DUTY-DRIVE AISLE)
- 9" CA-6 AGGREGATE BASE CSE. (STANDARD-DRIVE WAY)
- COMPACTED CLAY BASE

NOTE: THE PAVEMENT DESIGN IS A RECOMMENDATION AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE SERVICES OF A SOILS ENGINEER TO CONFIRM PROPER SUBGRADE AND PAVEMENT DESIGN BASED ON SITE SPECIFIC CONDITIONS FOR PARKING LOT, CURBS, SIDEWALKS, BUILDING, ETC.

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY:	KF
CHECKED BY:	NV
APPROVED BY:	NV



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DJK CUSTOM HOMES

TITLE:

ADS DETAILS
HERITAGE PLACE
NAPERVILLE, ILLINOIS

SCALE:	N.T.S.
DATE:	07/15/2020
JOB NO:	W20052
SHEET	7 OF 7

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186