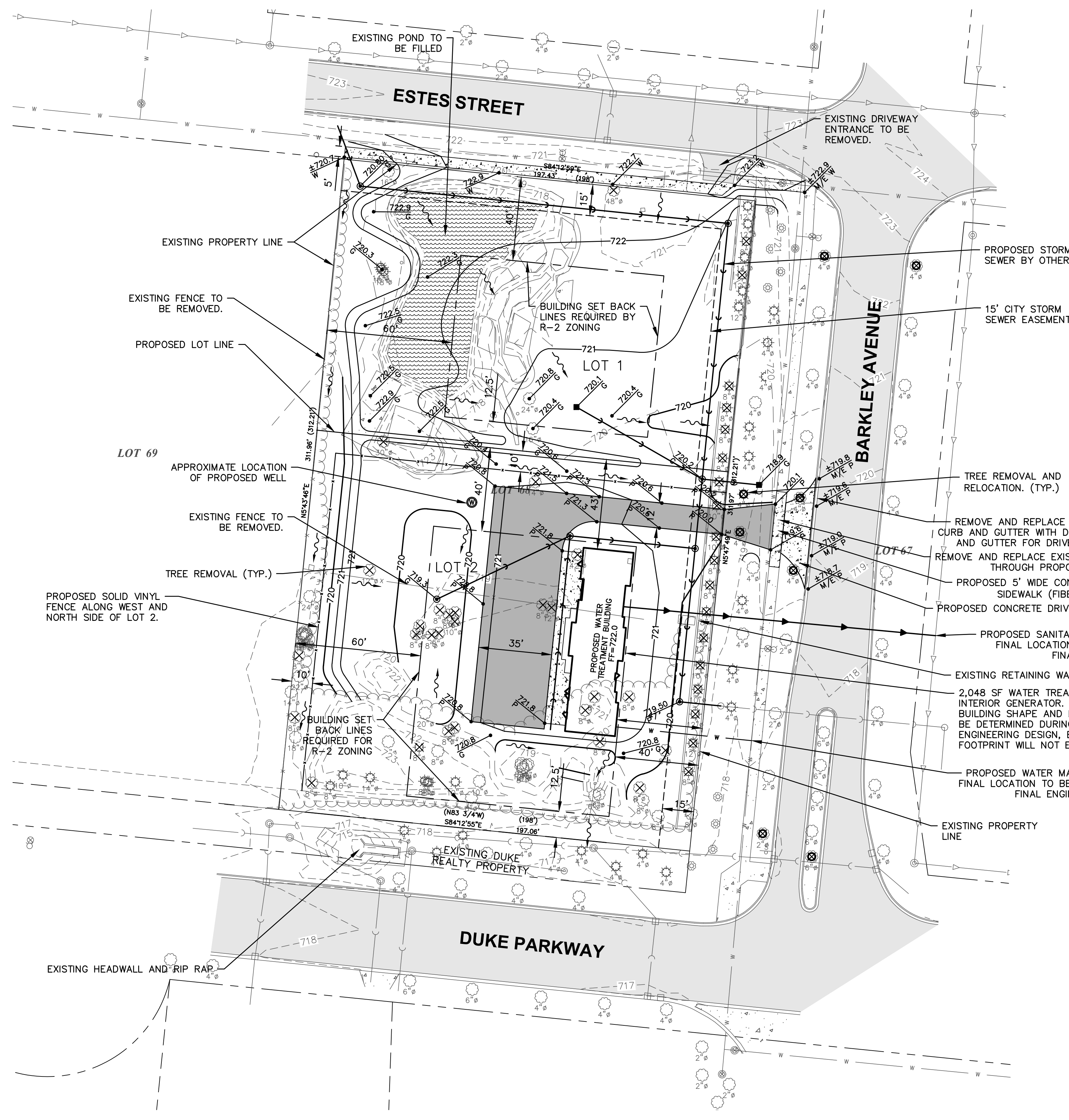


LEGEND

EXISTING	DESCRIPTION	PROPOSED
	SANITARY SEWER	
	STORM SEWER	
	END SECTION	
	WATER MAIN & SIZE	
	WATER SERVICE & BOX	
	SEWER SERVICE	
	CONTOUR	
	GAS MAIN	
	TELEPHONE CABLE	
	SILT FENCE	
	MANHOLE	
	CATCH BASIN	
	INLET	
	HYDRANT	
	VALVE VAULT	
	TREE	
	ELEVATION	
	TRENCH BACKFILL	
	STREET LIGHT	
	SIGNS	
	FOUND IRON PIPE	
	GUY WIRE	
	FLAG POLE	
	UTILITY POLE	
	UTILITY PEDESTAL	
	HANDHOLE	
	STRAW BALES	
	ITEM DESIGNATED FOR REMOVAL	
	TREE PROTECTION REQUIRED	
	BITUMINOUS PAVEMENT	
	CONCRETE	
	GRAVEL	



PROPOSED LOT AREA = 1.43 ACRES

SETBACKS	MINIMUM PER R-2 ZONING	REQUESTED VARIANCE
FRONT YARD	40'	N/A
CORNER SIDE YARD	40'	N/A
INTERIOR SIDE YARD	12.5'	N/A
REAR YARD	60'	N/A

PAVEMENT SETBACKS	MINIMUM PER R-2 ZONING	REQUESTED VARIANCE
FRONT YARD	3'	N/A
CORNER SIDE YARD	3'	N/A
INTERIOR SIDE YARD	3'	N/A
REAR YARD	3'	N/A

NOTES

- THESE ARE CONCEPTUAL DRAWINGS ONLY. FINAL DESIGN HAS NOT YET COMMENCED.
- THE WATER TREATMENT PLANT BUILDING SIZE, LAYOUT, AND FINAL ARCHITECTURE CANNOT BE DETERMINED UNTIL THE WATER QUALITY OF THE WELL IS KNOWN. THE WATER QUALITY OF THE WELL WILL NOT BE KNOWN UNTIL THE WELL IS DRILLED AND THE WATER IS TESTED.
- BEST AVAILABLE INFORMATION AND ASSUMPTIONS WERE UTILIZED IN PREPARING THE SITE PLAN, ARCHITECTURAL ELEVATIONS, AND LANDSCAPING PLAN. THESE WILL BE MODIFIED AS DESIGN ENGINEERING PROGRESSES.
- ALL DIMENSIONS ARE FROM BACK OF CURB OR EDGE OF STRUCTURE UNLESS OTHERWISE NOTED.

LEGEND

	HMA PAVEMENT
	2" SURFACE COURSE
	4" BINDER COURSE
	6" AGGREGATE BASE COURSE
	CONCRETE PAVEMENT/SIDEWALK
	7" PCC PAVEMENT (FIBERIZED)
	5" PCC (FIBERIZED) FOR SIDEWALK NOT IN DRIVEWAYS
	4" AGGREGATE BASE COURSE

IMPERVIOUS AREA SUMMARY TABLE

EXISTING IMPERVIOUS AREA	= 10,670 SF (NOT INCLUDING EXISTING FLAGSTONE AREAS)
LOT 1 FUTURE IMPERVIOUS AREA ALLOWANCE	= 8,000 SF
LOT 2 PROPOSED IMPERVIOUS AREA	= 7,550 SF
NET NEW IMPERVIOUS AREA	= 4,880 SF (NET NEW AREA IS LESS THAN 25,000 SF, THEREFORE NO DETENTION IS REQUIRED)

Plotted: October 18, 2022 @ 6:55 PM By: Curt Deltmann - Tab: 05 Site Plan - 22x34

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Engineering Enterprises, Inc.
 CONSULTING ENGINEERS
 52 Wheeler Road
 Sugar Grove, Illinois 60554
 630.466.6700 / www.eeiweb.com

CITY OF WARRENVILLE
 DUPAGE COUNTY, ILLINOIS

NO.	DATE	REVISIONS

WELL NO. 13 AND WATER TREATMENT PLANT

PROPOSED SITE PLAN

DATE:	OCTOBER 2022
PROJECT NO:	WV2201
FILE:	WV2201-SITE - WTP
SHEET	1

Path: H:\SUSKROA\WV - WARRENVILLE\2022\WV2201\DWG FINAL ENG\WV2201-SITE - WTP