

SUNDANCE CANTERA SUBAREA E, LOTS 1A-1B WARRENVILLE

PRELIMINARY ENGINEERING REPORT



ENGINEERING | SURVEYING | CONSTRUCTION

Project:

Sundance - Proposed Residential Row Homes

Location:

28301 Ferry Road
Warrenville, Illinois

Prepared For:

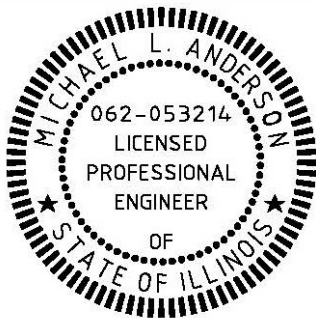
Vintage Luxury Homes
21660 W. Field Parkway
Deer Park, IL 60010

Date:

January 12, 2021
February 17, 2021
April 16, 2021

Prepared By:

Mike Anderson, P.E.
Haeger Project No.: 20-032



EXPIRES 11-30-21

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PROJECT OVERVIEW

A 4.63-acre area of the existing parking field at the 28301 Ferry Road property is proposed for redevelopment into ten row home buildings totaling 48 units. Existing cross-access connections to the adjacent office property to the northeast will be maintained, and no new roadway connections to Ferry Road are proposed. The existing parking field for the remaining office building on the site will be modified to provide a reduced parking area, outlined in the prepared Shared Parking Study by KLOA.

STORMWATER MANAGEMENT

Within the proposed 4.63-acre redevelopment area, the existing parking lot presently contains approximately 1.10 acres of pervious (landscaping) area, or an impervious coverage of approximately 76.2%. Within the same 4.63-acre redevelopment area, the proposed site plan proposes pervious area of 1.83 acres, or an impervious coverage of approximately 60.5%, a reduction of 15.7% from current site conditions. As such with the reduction in impervious coverage that is proposed we anticipate that no additional stormwater detention will be required for the redevelopment project.

SANITARY SEWER

We understand that there is 158 PE of sanitary treatment capacity available for this development area. The proposed project proposes 48 units, with a mixture of bedroom counts as selected by the purchaser. At the direction of the Village we are using a 3.5 PE per unit loading rate per units, which is the IEPA value for single-family homes.

Using these values, the total PE for the project as proposed is 48 units x 3.5 PE for a total proposed amount of 168 PE. As such we understand that the developer will need to apply for additional PE credits from the City of Naperville to accommodate the project.

WATER SUPPLY

Existing Village watermain is present within the project area, and the system will be modified to accommodate the proposed development. The preliminary engineering plans illustrate the proposed routing to provide public water service to each unit. During final design we will coordinate with Village staff to ensure that adequate pressure and flow exists within the system to adequately serve the project, which we believe to be the case.

SITE DRIVEWAY CROSS-ACCESS

Presently there are two driveway cross-connections to the adjacent development to the northeast. These two existing cross-access location will be maintained with the redevelopment, allowing driveway access to continue as-is between the two properties. While the office building at the 28301 Ferry Road property has been vacant, these cross access locations have been temporarily barricaded to limit vehicle use on the vacant parking lot, but this is only a temporary measure and the barricades will be removed after redevelopment to allow cross-access to continue.

FIRE TRUCK CIRCULATION & TRASH COLLECTION

Enclosed with the submittal documents is an Autoturn vehicle routing exhibit showing a Fire Truck routed throughout the proposed redevelopment site, indicating that the truck is able to maneuver throughout the entire redevelopment site within the designated street pavement areas.

For trash collection, each residential unit will be provided with trash and recycling totes to be stored inside of their garage units. On the designated trash collection day the totes will be moved by the owners from the garage onto the driveway aprons for pickup.