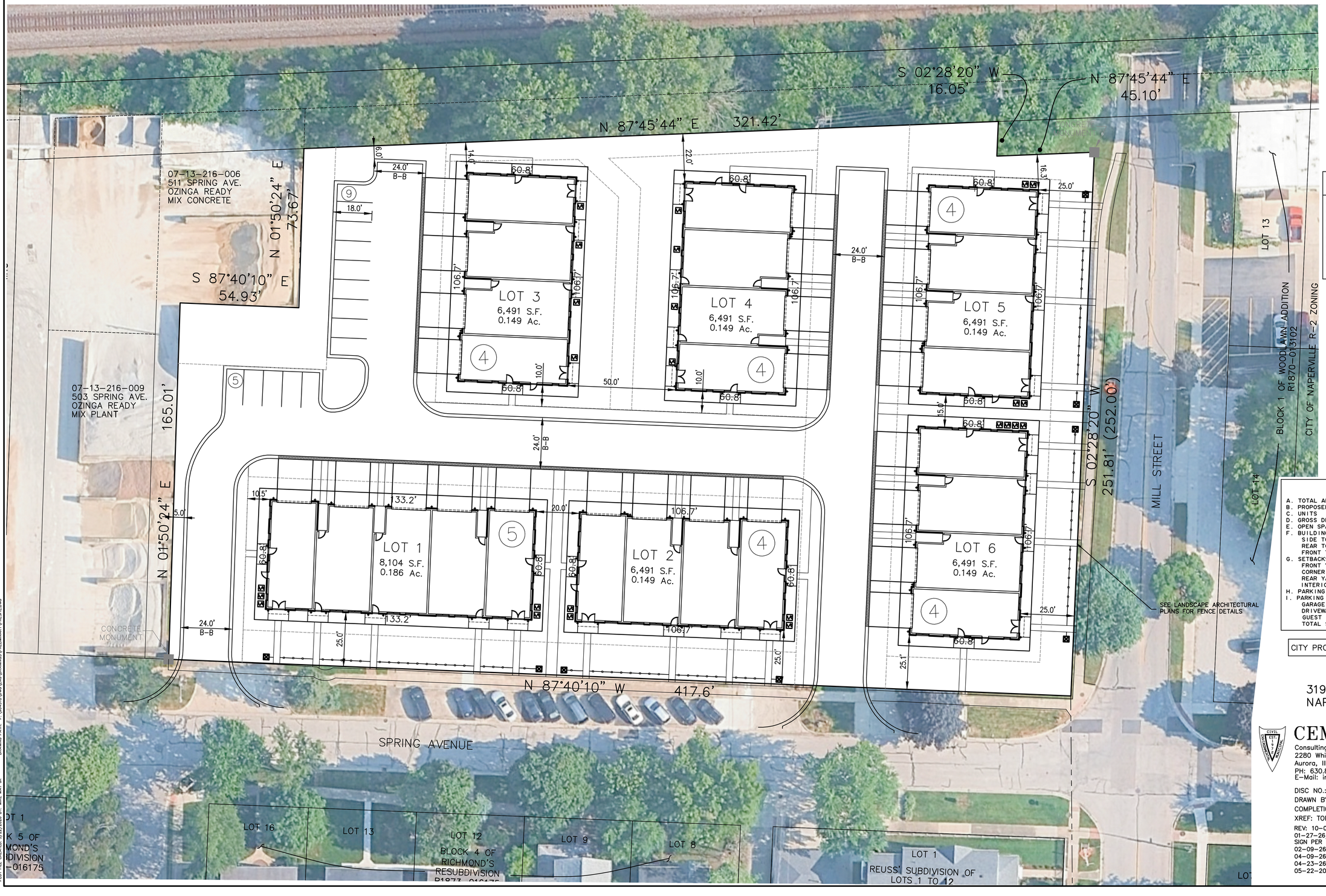
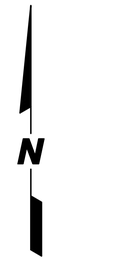
SITE PLAN
FOR
OSTARA
NAPERVILLE, ILLINOIS





20 10 0 20

SCALE: 1 INCH = 20 FEET

PARCEL INDEX NUMBERS (PIN NUMBERS)

07-13-216-011	501 SPRING AVE.
07-13-216-013	433 SPRING AVE.
07-13-216-014	417 SPRING AVE.
07-13-216-021	435 SPRING AVE.
07-13-216-022	433 SPRING AVE.
07-13-216-015	415 SPRING AVE.
07-13-216-016	411 SPRING AVE.
07-13-216-018	303 N. MILL ST. NAPERVILLE, IL 60540

UNITS

LOT 1	5
LOT 2	4
LOT 3	4
LOT 4	4
LOT 5	4
LOT 6	4
TOTAL	25

SITE DATA

A. TOTAL AREA	2.3 AC.±
B. PROPOSED ZONING	R2
C. UNITS	25
D. GROSS DENSITY	10.87 DU/AC.
E. OPEN SPACE/COMMON AREA	0.82 AC.± OR 35.65%
F. BUILDING SEPERATION	
SIDE TO SIDE	13 FT.
REAR TO REAR	64 FT.
FRONT TO FRONT	50 FT.
G. SETBACKS	
FRONT YARD	25 FT.
CORNER SIDE YARD	15 FT.
REAR YARD	25 FT.
INTERIOR SIDE YARD	6 FT.
H. PARKING REQUIRED	57
I. PARKING PROVIDED	
GARAGE SPACES	50
DRIVEWAY SPACES	50
GUEST PARKING	14
TOTAL SPACES	114

CITY PROJECT NUMBER: DEV-0108-2025

PREPARED FOR:

KRAMER HOMES
319 CENTENNIAL COURT
NAPERVILLE, IL. 60540

PREPARED BY:

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DISC NO.: 904518 FILE NAME: PRESITE
DRAWN BY: JAW FLD. BK. / PG. NO.: ---
COMPLETION DATE: 06-30-25 JOB NO.: 904.518
XREF: TOPO PROJECT MANAGER: MAM

REV: 10-03-2025/PRP, 10-23-25/KMS, 11-05-25/JGC
01-27-26/KMS ADD FENCE AND PARKING, REMOVED MONUMENT SIGN PER CLIENT
02-09-26/KMS REMOVED SPRING AVE PARALLEL PARKING
04-09-26/JGC REVISED LAYOUT/BUILDINGS
04-23-26/KMS ADDED FENCING
05-22-2026/MIM REVISED PER CITY REVIEW DATED 05-14-2026

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PLOT FILE CREATED: 5/22/2026 BY: MIKE MAY JR
DRAWING PATH: P:\904518\ENGR\DRAWINGS\PRELIMINARY\PRESITE.DWG