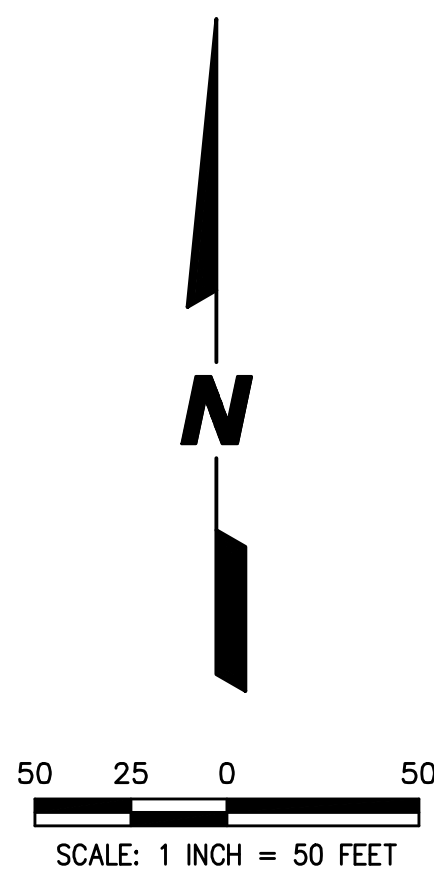


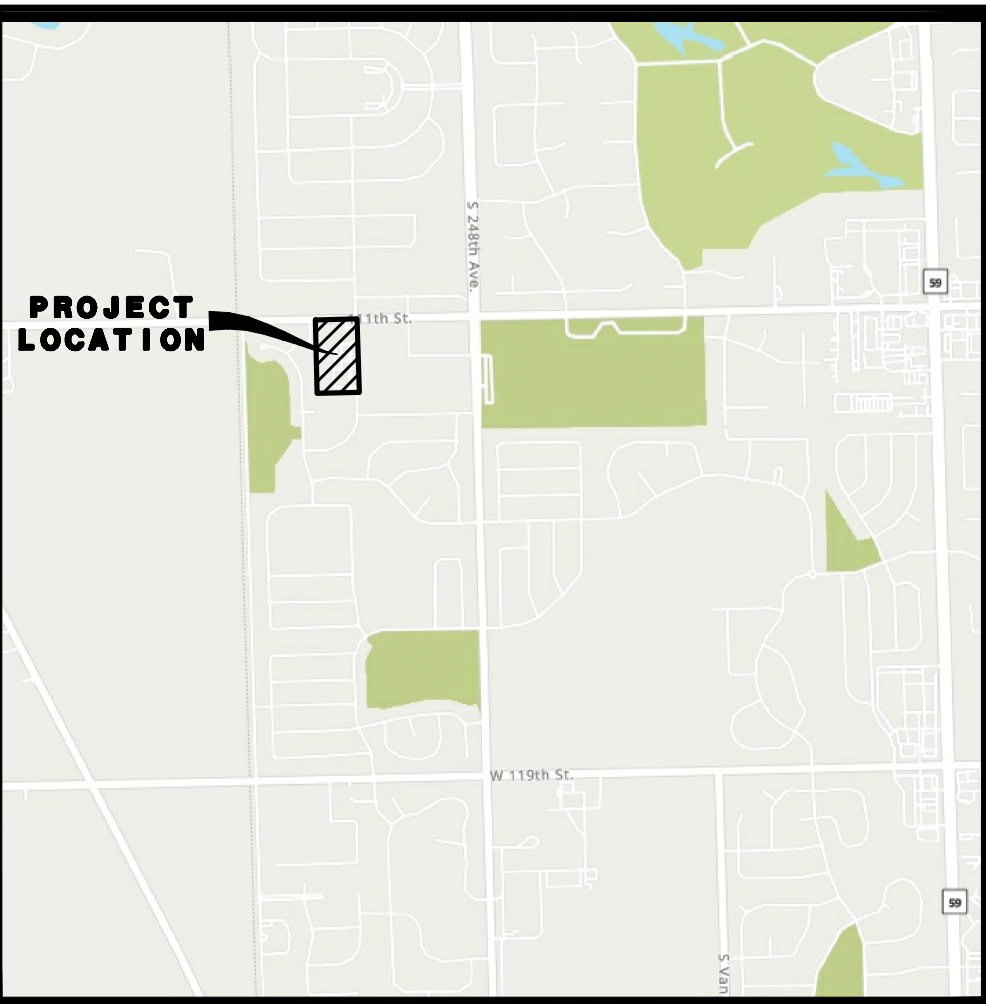
SITE PLAN
FOR
EVERLY TRACE

LEGAL/PARCEL DESCRIPTION

THE NORTH 871.21 FEET (MEASURED ALONG THE EAST LINE) OF THE EAST 500.00 FEET (MEASURED ALONG THE NORTH LINE) OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

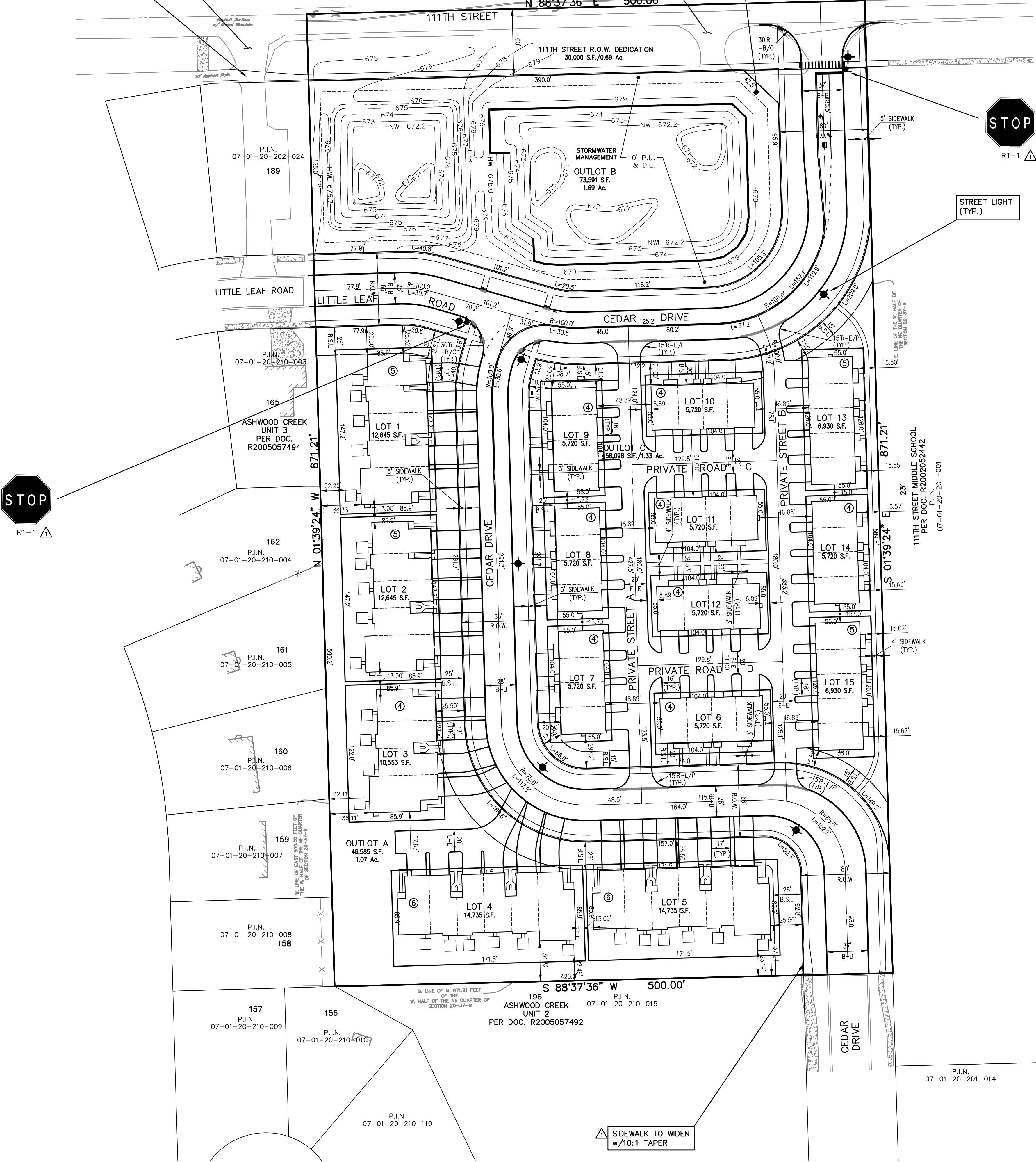


LOCATION MAP



- REMOVE ENTRANCE AND RESTORE PARKWAY
- SIDEWALK TO WIDEN w/10:1 TAPER

- MONUMENT SIGN (SEE LANDSCAPE PLANS FOR DETAILS)
- REMOVE ENTRANCE AND RESTORE PARKWAY



SITE DATA		
a). TOTAL AREA		10 AC. ±
b). PROPOSED ZONING		OC1
c). 111TH STREET DEDICATION		0.69 AC. ±
d). INTERNAL R.O.W. DEDICATION		2.35 AC. ±
e). OPEN SPACE (STORMWATER MANGEMENT/Common Area)		3.05 AC. ± 30.5%
f). RESIDENTIAL UNITS: TOWNES (SINGLE FAMILY ATTACHED)		68
MINIMUM FRONT YARD SETBACK	REQUIRED	20 FT.
MINIMUM CORNER SIDE YARD SETBACK	PROPOSED	20 FT.
MINIMUM REAR YARD SETBACK		15 FT.
BUILDING SEPARATION		90 FT.
FRONT TO FRONT		45 FT.
SIDE TO REAR		15 FT.
SIDE TO SIDE		15 FT.
g). F.A.R.		0.569
h). GROSS DENSITY		6.8 DU/AC.
i). OFF STREET PARKING REQUIRED		153 SPACES
j). OFF STREET PARKING PROVIDED		136 SPACES
GARAGE DRIVEWAYS		136 SPACES
TOTAL:		272 SPACES

PREPARED FOR:
BRIDGE STREET PROPERTIES
P.O. BOX 5726
NAPERVILLE, ILLINOIS 60567
(630) 281-4085

PREPARED BY:
CEMCON, Ltd.

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DISC NO.: 847020 FILE NAME: SITE PLAN
DRAWN BY: PRP FLD. BK. / PG. NO.: BK./PG.
COMPLETION DATE: 1-13-25 JOB NO.: 847.020
XREF : ENG-TOPO,PREOVER PROJECT MANAGER : CRM

04-30-25/LAL REVISED PER CITY COMMENTS DATED 3/18/25
05-20-25/LAL REVISED PER CITY COMMENTS DATED 5/19/25

SITE PLAN FOR EVERLY TRACE
CITY OF NAPERVILLE PROJECT NO.: DEV-0010-2025
SHEET 1 OF 1

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