

SITE PLAN  
FOR  
**EVERLY TRACE**

LEGAL/PARCEL DESCRIPTION

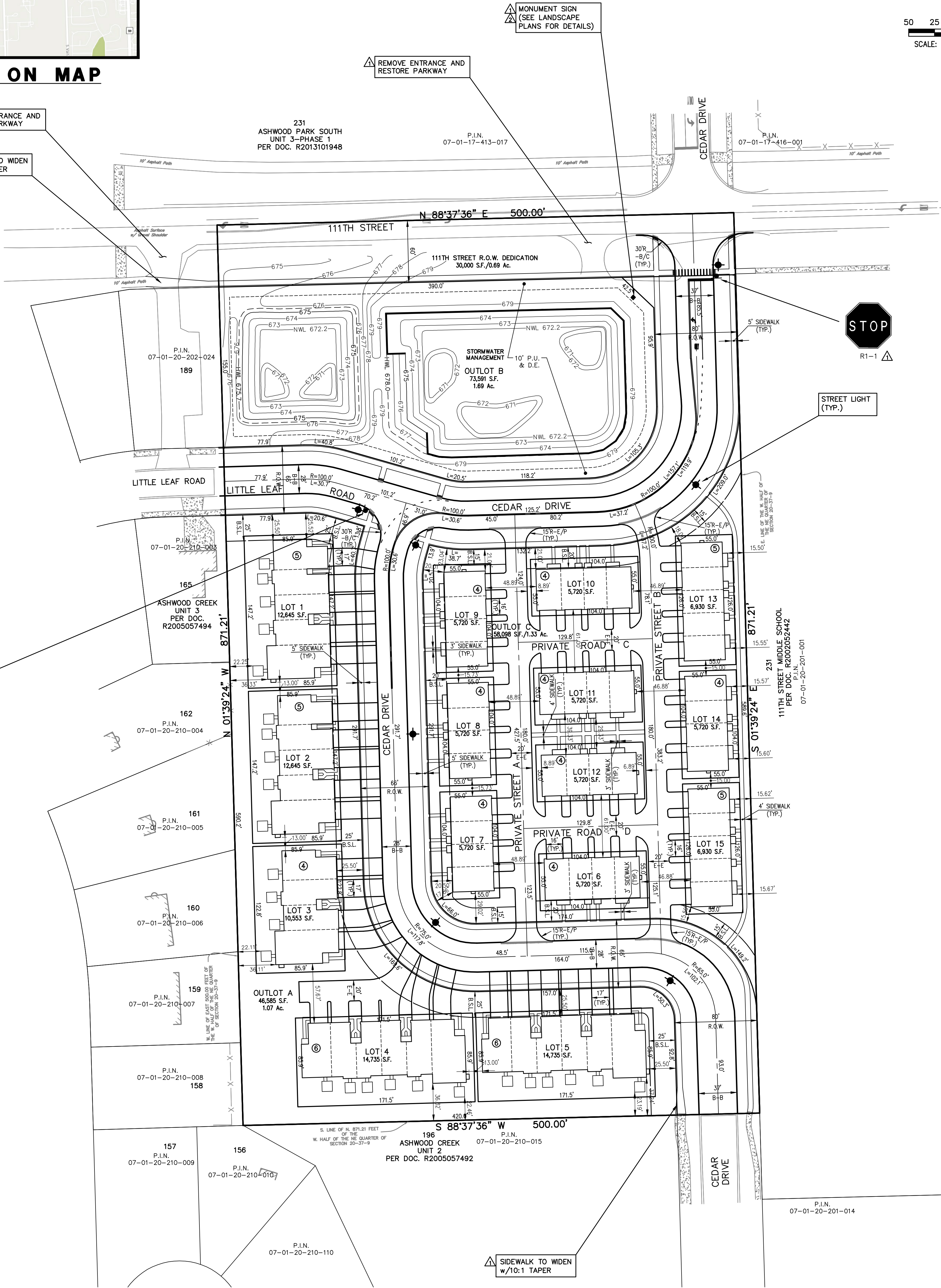
THE NORTH 871.21 FEET (MEASURED ALONG THE EAST LINE) OF THE EAST 500.00 FEET (MEASURED ALONG THE NORTH LINE) OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



50 25 0 50  
SCALE: 1 INCH = 50 FEET

LOCATION MAP

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



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	20 FT.	20 FT.
MINIMUM CORNER SIDE YARD SETBACK	20 FT.	15 FT.
MINIMUM REAR YARD SETBACK	15 FT.	15 FT.
BUILDING SEPARATION		
FRONT TO FRONT	90 FT.	
SIDE TO REAR	45 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		
GARAGE	136 SPACES	
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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