

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

MONUMENT SIGN
(SEE LANDSCAPE PLANS FOR DETAILS)

REMOVE ENTRANCE AND RESTORE PARKWAY

231
ASHWOOD PARK SOUTH
UNIT 3-PHASE 1
PER DOC. R2013101948

P.I.N.
07-01-17-416-001

P.I.N.
07-01-17-416-001

STOP
R1-1

STREET LIGHT (TYP.)

STOP
R1-1

LITTLE LEAF ROAD

LITTLE LEAF ROAD

CEAR DRIVE

CEAR DRIVE

CEAR DRIVE

CEAR DRIVE

CEAR DRIVE

CEAR DRIVE

CEAR DRIVE

CEAR DRIVE

CEAR DRIVE

ASHWOOD CREEK
UNIT 3
PER DOC. R2005057494

P.I.N.
07-01-20-210-004

P.I.N.
07-01-20-210-005

P.I.N.
07-01-20-210-006

P.I.N.
07-01-20-210-007

P.I.N.
07-01-20-210-008

P.I.N.
07-01-20-210-009

P.I.N.
07-01-20-210-010

196
ASHWOOD CREEK
UNIT 2
PER DOC. R2005057492

P.I.N.
07-01-20-210-015

231
111TH STREET MIDDLE SCHOOL
PER DOC. R2002052442
P.I.N.
07-01-20-201-001

P.I.N.
07-01-20-201-001

P.I.N.
07-01-20-201-001

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07-01-20-201-001

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07-01-20-201-001

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P.I.N.
07-01-20-201-001

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.
MINIMUM CORNER SIDE YARD SETBACK	20 FT.
MINIMUM REAR YARD SETBACK	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 DRIVEWAYS	136 SPACES
TOTAL:	272 SPACES

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

PREPARED BY:
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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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