

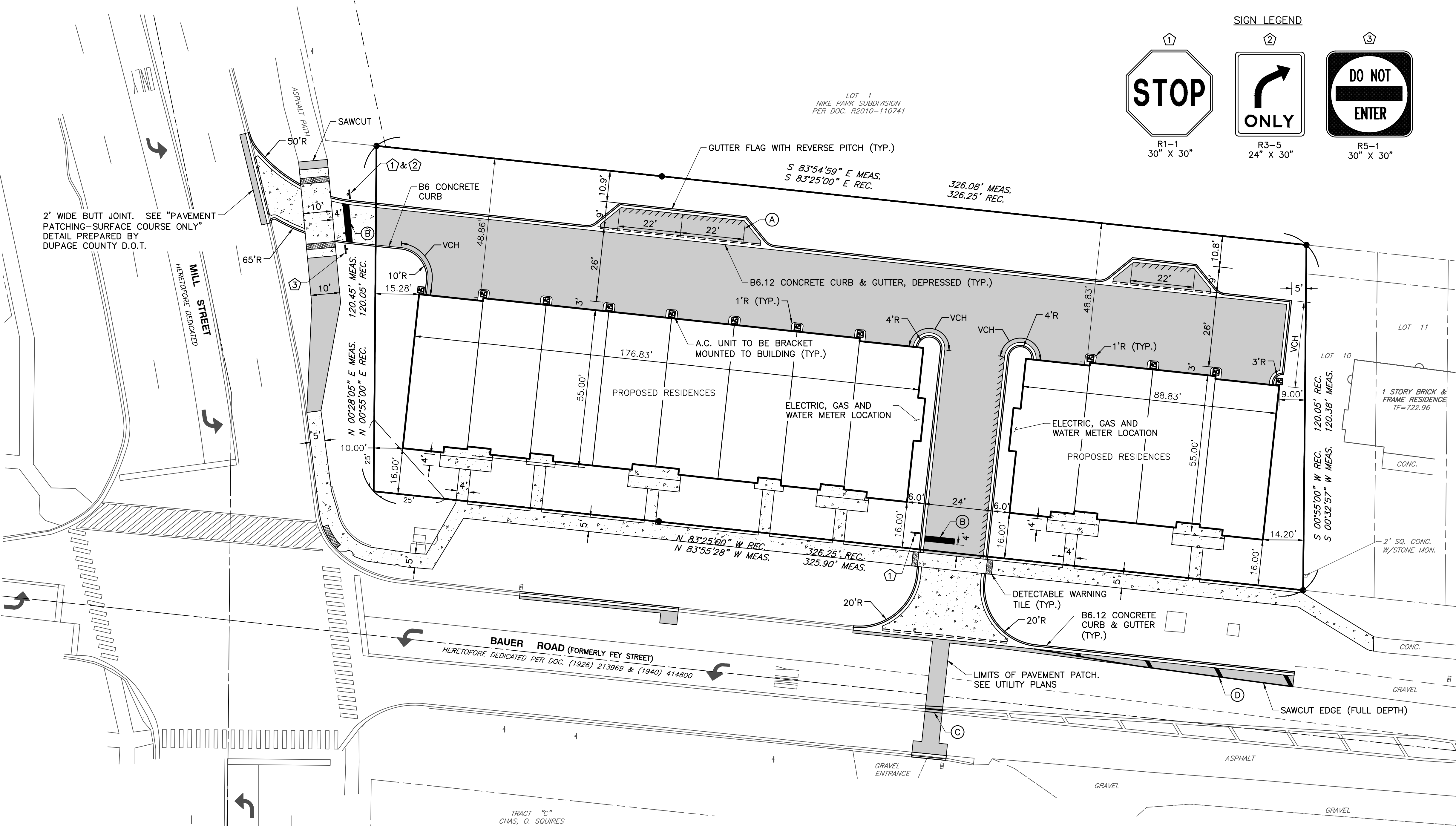
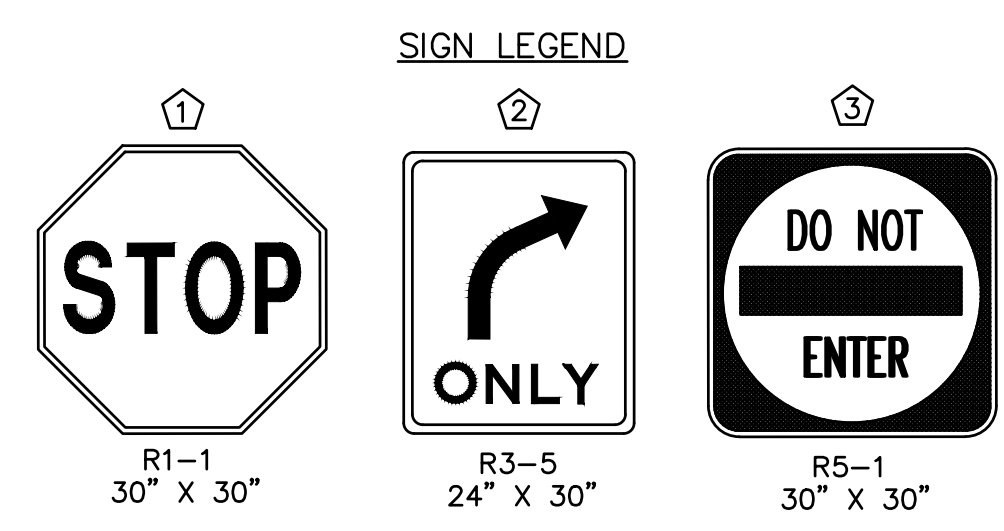


SITE PLAN MILL AND BAUER TOWNHOMES

P.I.N.: 07-12-226-002
07-12-209-022
ADDRESS: 27W280 BAUER ROAD
NAPERVILLE, IL 60563



NO.	DATE	DESCRIPTION
1	03/21/2023	REVISION PER CITY REVIEW, DATED 02/14/2023



- SITE PLAN NOTES:**
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING, EDGE OF SIDEWALK OR PROPERTY LINE.
 - FOR PROPOSED BUILDING DIMENSIONS SEE ARCHITECTURAL PLANS.
 - PUBLIC HANDICAP RAMP DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH IDOT STANDARD 424001.
 - ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND SHALL BE AS FOLLOWS:
 - (A) PARKING SPACES - 4" SOLID YELLOW
 - (B) STOP LINE - 24" SOLID WHITE
 - (C) CENTERLINE - (2) 4" SOLID YELLOW (11" C-C)
 - (D) EDGELINE - 4" SOLID, WHITE WITH 12" SOLID WHITE (20" C-C) AT 45'
 - 'VCH' INDICATES VARIABLE CURB HEIGHT. THE CONTRACTOR SHALL REVIEW THE PROPOSED GRADING PLAN AND TAKE NOTE WHERE PROPOSED CURB VARIES IN HEIGHT.
 - TRASH/RECYCLE CONTAINERS SHALL BE PLACED ADJACENT TO THE GARAGE DOOR IN THE 3' AREA BETWEEN THE GARAGE DOOR AND 26' DRIVE AISLE.

SITE DATA

GROSS BOUNDARY AREA = 45,490 SQUARE FEET (1.044 ACRES)

NUMBER OF LOTS = 1

CURRENT ZONING = R3 (SINGLE-FAMILY RESIDENCE DISTRICT, DUPAGE COUNTY)

PROPOSED ZONING = TU (TRANSITION USE DISTRICT)

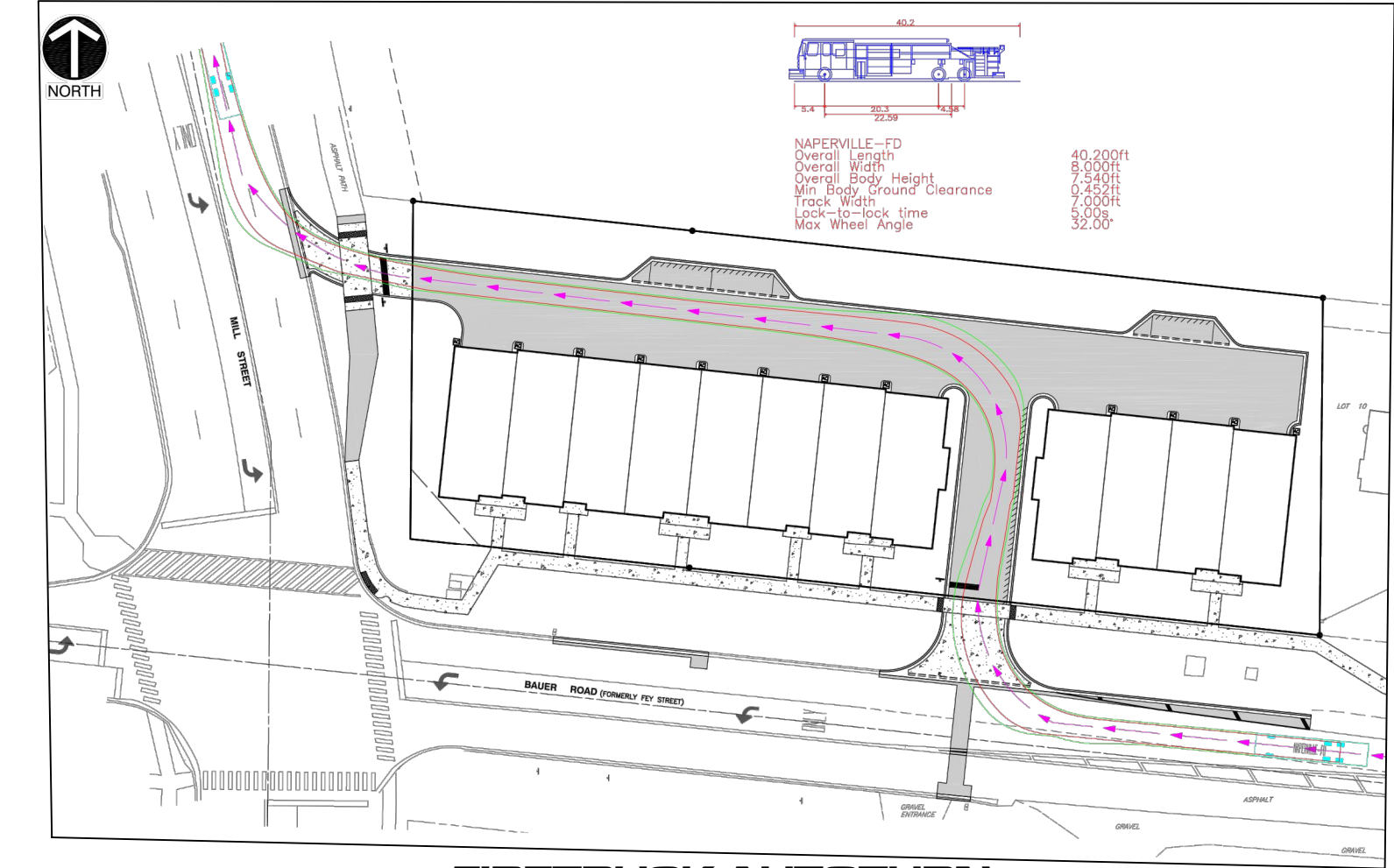
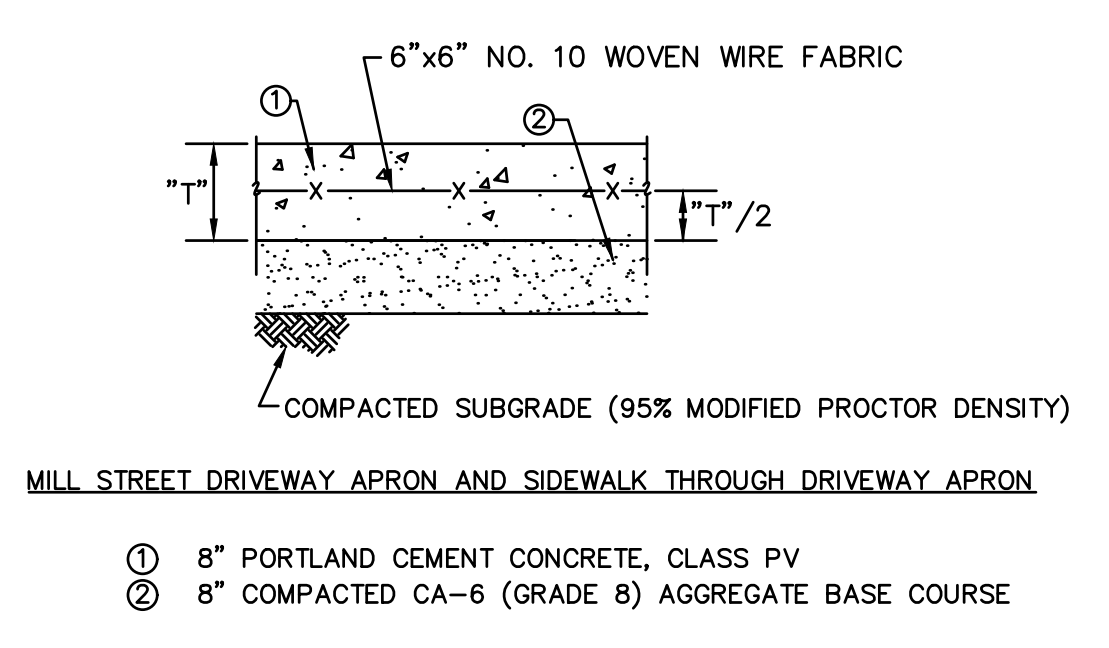
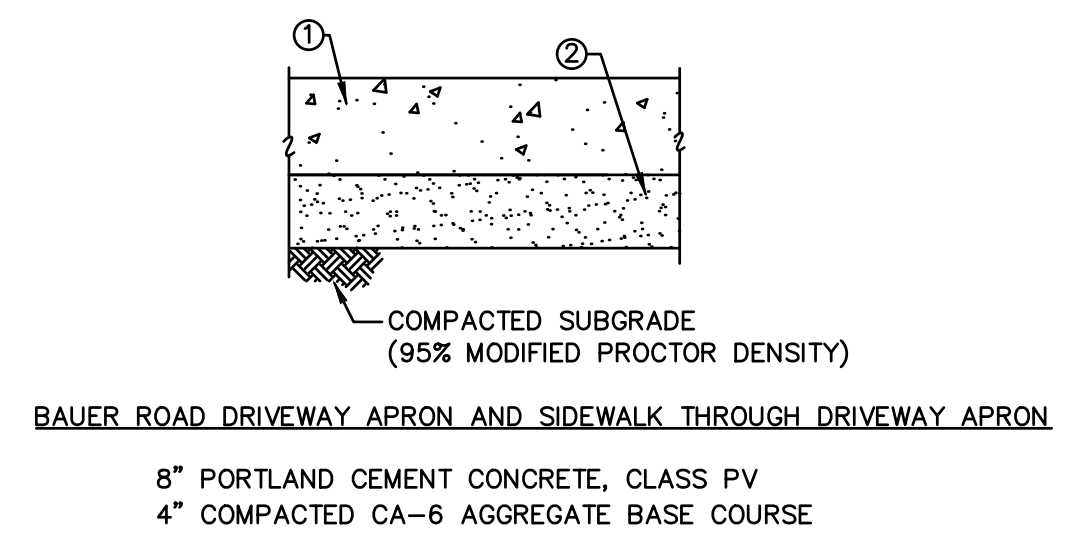
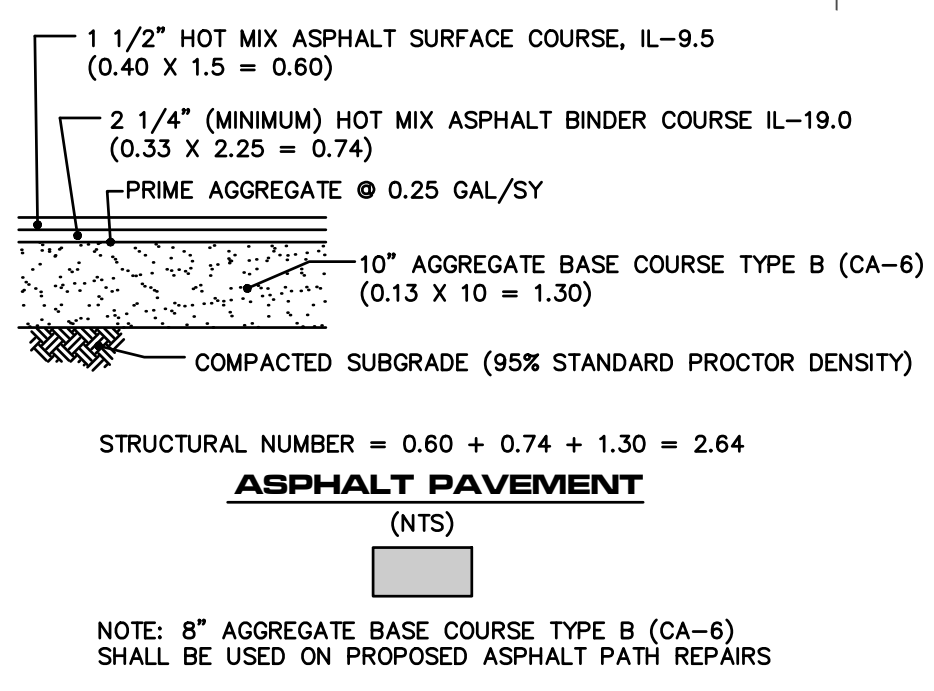
PROPOSED SETBACKS:	REQUIRED (TU)	PROPOSED
FRONT YARD (SOUTH)	= 15 FEET	16 FEET
INTERIOR SIDE YARD (EAST)	= 6 FEET	9 FEET
REAR YARD (NORTH)	= 25 FEET	48.83 FEET
CORNER SIDE YARD (WEST)	= 10 FEET	10 FEET

BUILDING AREA: = 14,226 SQUARE FEET

NUMBER OF RESIDENTIAL UNITS: = 12

PARKING PROVIDED:

12 UNITS x 2 SPACES/UNIT (IN GARAGE)	= 24 SPACES
VISITOR	= 3 SPACES
TOTAL	= 27 SPACES



- REFERENCE**
- EXISTING CONDITIONS ARE BASED UPON FIELD OBSERVATIONS MADE ON OCTOBER 31, 2022 BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
 - FIELD DATUM: ILLINOIS STATE PLANE NSRS 2011, EAST ZONE - US SURVEY FOOT CITY OF NAPERVILLE DATUM NAVD 88.
 - UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON FIELD OBSERVATIONS, ATLAS MAPS PROVIDED BY THE CITY OF NAPERVILLE AND THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY OF NAPERVILLE.

Civil & Environmental Consultants, Inc.
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www.cecinco.com

MILL AND BAUER, LLC
MILL AND BAUER TOWNHOMES
27W280 BAUER ROAD
NAPERVILLE, ILLINOIS 60563

SITE PLAN

DATE: JANUARY 16, 2023	DRAWN BY: MAJ
DWG SCALE: 1" = 20'	CHECKED BY: JGC
PROJECT NO: 326-656-0002	APPROVED BY: JGC

DRAWING NO: **CV01**

SHEET 1 OF 1

A:\1300-0001\1306-6561-CAD\DWG\1306-6561-CV01-Site plan.dwg(SWT) LS(2/21/2023) - mhwj - LP: 3/29/2023 10:29 AM