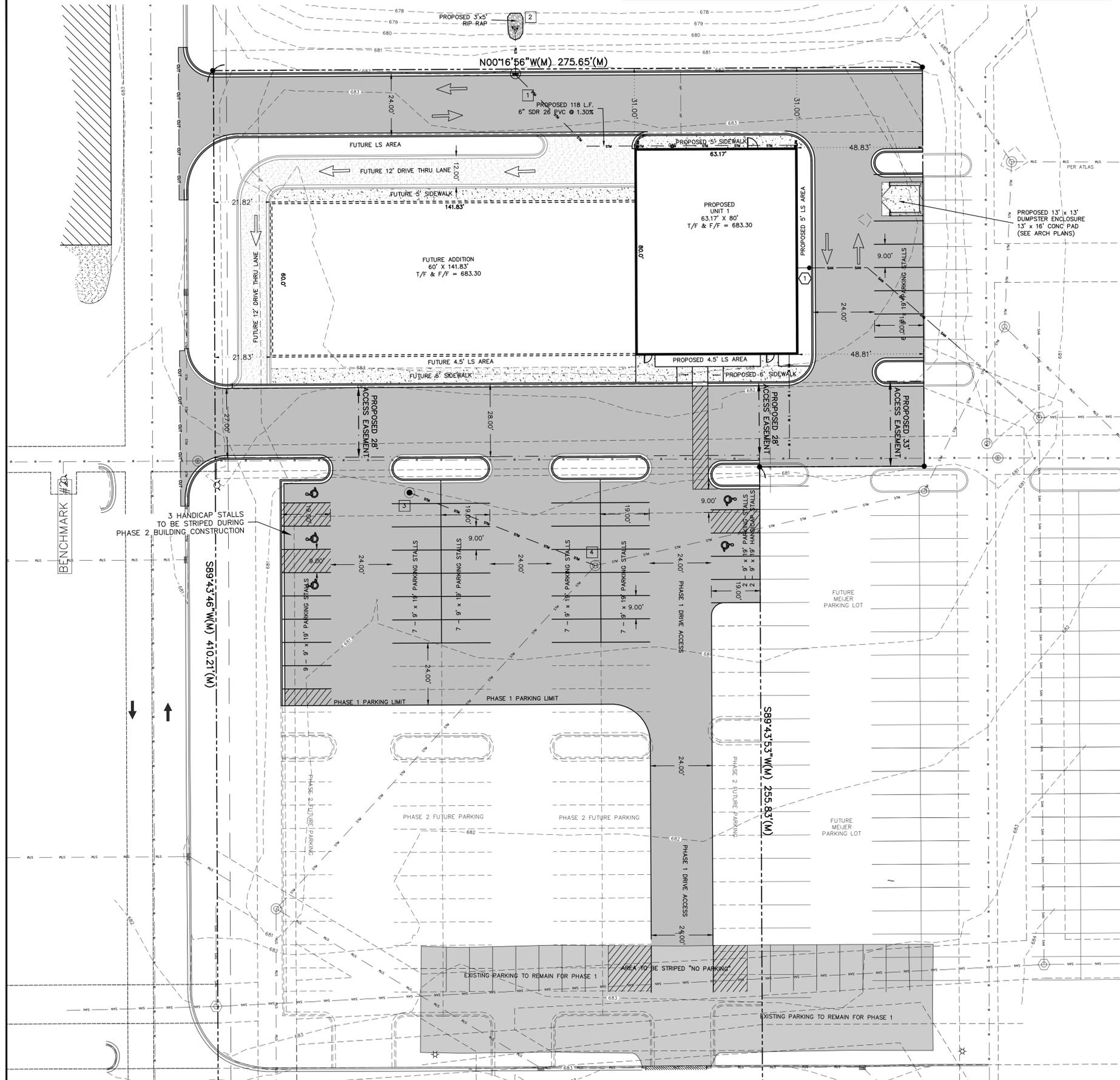
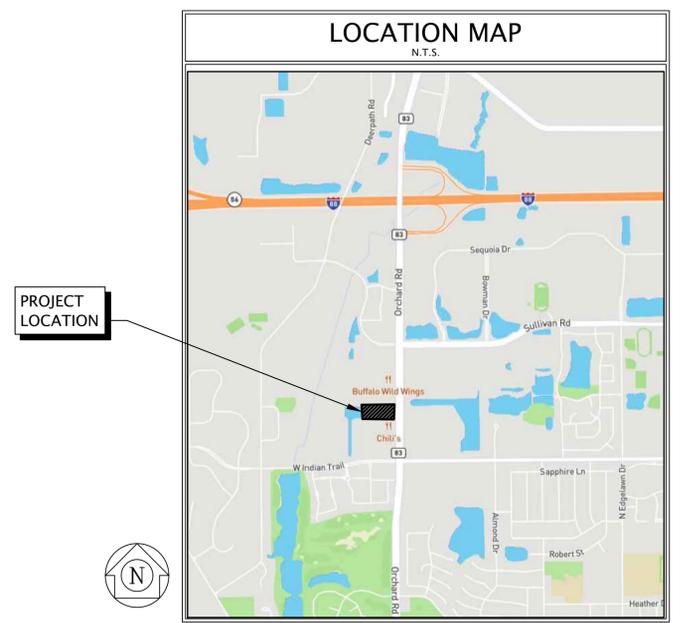


FINAL PLAN FOR LOT 7 OF ORCHARD ROAD SUBDIVISION



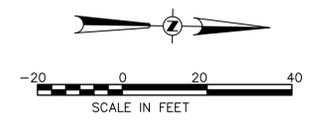
LEGEND

| | | | |
|-----------------|------------------------------|------------------|-------------------------------------|
| --- | PROPERTY BOUNDARY | --- | EXISTING CONTOUR LINE |
| --- | EXISTING STORM SEWER | --- | EXISTING SANITARY SEWER LINE |
| --- | EXISTING WATERMAIN | --- | EXISTING UNDERGROUND ELECTRIC |
| --- | EXISTING OVERHEAD ELECTRIC | --- | EXISTING GAS SERVICE |
| --- | EXISTING TELEPHONE | --- | PROPOSED CONTOUR LINE |
| --- | PROPOSED WATERMAIN | --- | PROPOSED STORM SEWER |
| --- | PROPOSED SANITARY SEWER LINE | --- | PROPOSED GREASE SERVICE LINE |
| --- | PROPOSED VENT LINE | --- | PROPOSED FENCELINE |
| --- | EXISTING FENCELINE | --- | PROPOSED SILT FENCE |
| --- | EXISTING SPOT SHOT | --- | EXISTING SPOT GRADE |
| --- | PROPOSED SPOT GRADE | --- | PROPOSED SPOT GRADE |
| WATER: EXIST | PROP | B-BOX | HYDRANT VALVE VAULT |
| STORM: EXIST | PROP | INLET-CURB | INLET OR MANHOLE FLARED END SECTION |
| SANITARY: EXIST | PROP | CLEANOUT MANHOLE | UTILITY POLE GUY WIRE LOC. |
| R.O.W. MONUMENT | PROPERTY PIN | P.K. NAIL | CHEASED MARK |
| BENCHMARK | HUB & TACK | SOIL BORING | OVERLAND RELIEF |
| FLOW DIRECTION | | | |



Development Data Table: Final Plan

| Description | Value | Unit | Description | Value | Unit |
|--|------------|-------------|--|-------|-------------|
| a) Tax/Parcel Identification Number(s) (PINs): 14-12-428-007 | | | j) Total Number of Residential Dwelling Units | 0 | units |
| | | | i. Gross Density | 0.00 | du/acre |
| | | | ii. Net Density | 0.00 | Net Density |
| b) Proposed land use(s): Retail | | | k) Number of Single Family Dwelling Units | 0 | units |
| | | | i. Gross Density | 0.00 | du/acre |
| | | | ii. Net Density | 0.00 | Net Density |
| | | | iii. Unit Square Footage (average) | 0 | square feet |
| c) Total Property Size | 2.22017906 | Acres | iv. Bedroom Mx | 0% | % 1 bdr |
| | 96711 | Square feet | | 0% | % 2 bdr |
| d) Total Lot Coverage (buildings and pavement) | 56727 | Square feet | | 20% | % 3 bdr |
| | 59% | Percent | | 80% | % 4 bdr |
| e) Open space / landscaping | 39983 | Square feet | v. Number of Single Family Corner Lots | 0 | units |
| | 41% | Percent | l) Number of Single Family Attached Dwelling Units | 0 | units |
| f) Land to be dedicated to the School District | 0 | Acres | i. Gross Density | 0.00 | du/acre |
| g) Land to be dedicated to the Park District | 0 | Acres | ii. Net Density | 0.00 | Net Density |
| h) Number of parking spaces provided (individually accessible) | | | iii. Unit Square Footage (average) | 0 | square feet |
| i. surface parking lot | 47 | spaces | iv. Bedroom Mx | 0% | % 1 bdr |
| perpendicular | 47 | spaces | | 90% | % 2 bdr |
| parallel | 0 | spaces | | 10% | % 3 bdr |
| angled | 0 | spaces | | 0% | % 4 bdr |
| handicapped | 2 | spaces | m) Number of Multifamily Dwelling Units | 0 | units |
| ii. enclosed | 0 | spaces | i. Gross Density | 0.00 | du/acre |
| iii. bike | 1 | racks | ii. Net Density | 0.00 | Net Density |
| i) Number of buildings | 1 | | iii. Unit Square Footage (average) | 0 | square feet |
| i. Number of stories | 1 | stories | iv. Bedroom Mx | 0% | Efficiency |
| ii. Building Square Footage (typical) | 13563 | square feet | | 40% | % 1 bdr |
| iii. Square Footage of retail floor area | 5053 | square feet | | 50% | % 2 bdr |
| iv. First Floor Building Square Footage (typical) | 0 | square feet | | 10% | % 3 bdr |



TEBRUGGE ENGINEERING
 410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
 PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

| NO. | DATE | NOTES |
|-----|---------|-------------------------------|
| 1 | 1.16.23 | COA DST REVIEW LETTER 1.12.23 |
| 2 | 1.19.23 | COA DST REVIEW EMAIL 1.19.23 |

PREPARED FOR:
THE TITO GROUP, LLC
 88 N DUGAN RD, SUGAR GROVE, IL

FINAL PLAN FOR LOT 7 OF ORCHARD ROAD SUBDIVISION

FINAL PLAN

PROJECT NO. 22 535 01
 SCALE: 1" = 20'
 DATE: NOV 2, 2022
 SHEET NO. 1
 OF 1 SHEET