

FINAL PLAN FOR GRAMERCY SQUARE

07-28-400-011
BRACH BRODIE NAPERVILLE TRUST
UNINCORPORATED - AGRICULTURE

BLACKSTONE
SUBDIVISION
ZONING: R4A(S)

THATCHER'S GROVE SUBDIVISION
ZONING: R1(S)

4.3' x 4.3'
MONUMENT SIGN

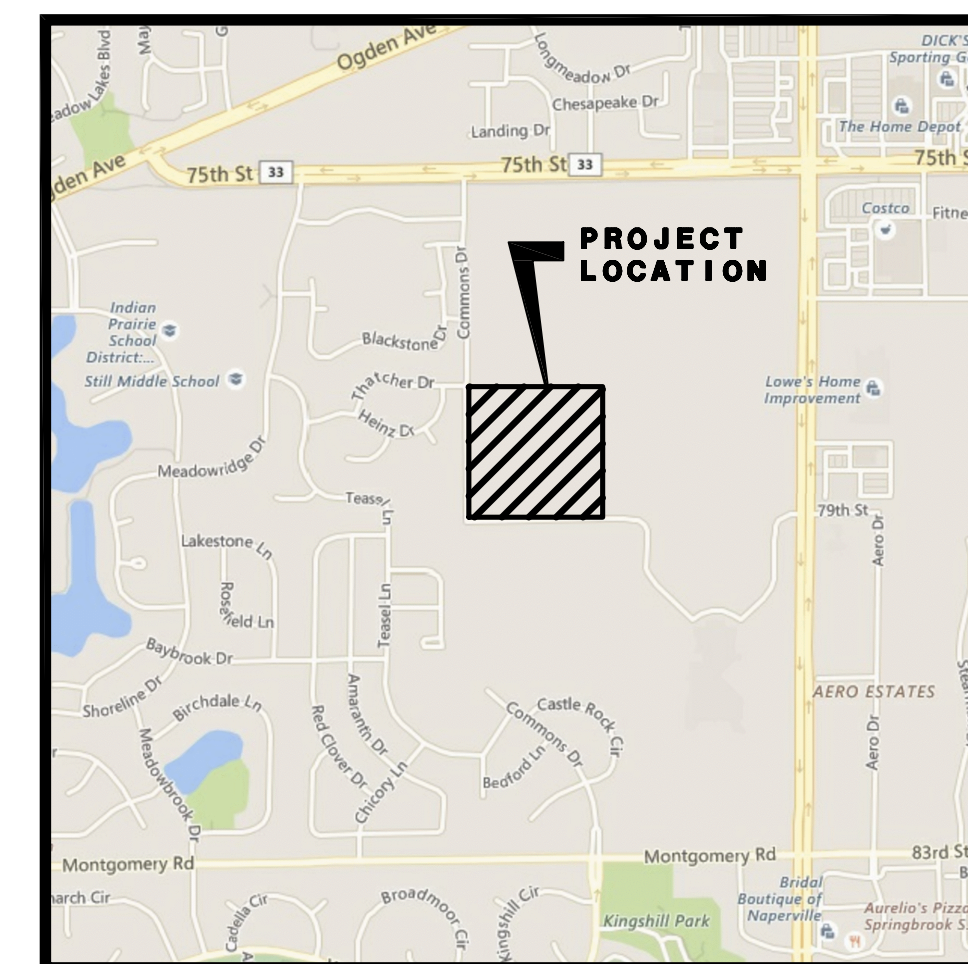
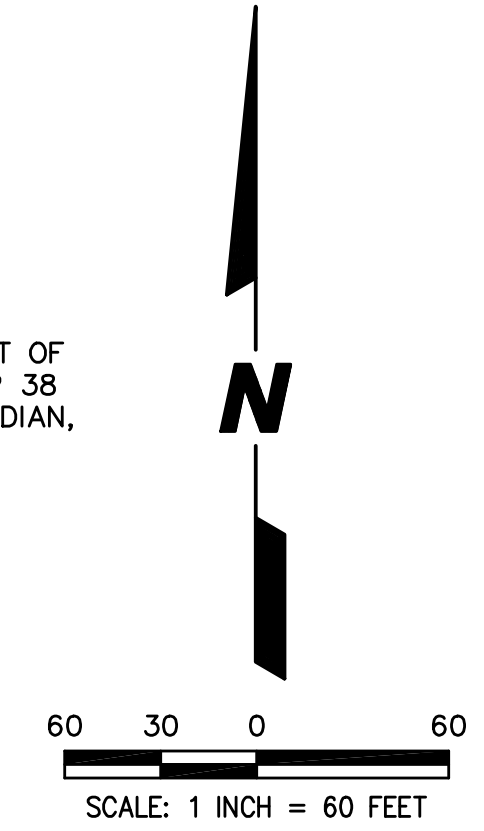
10' WIDE PATH

10' WIDE PATH

CHICORY PLACE
UNIT 2 SUBDIVISION
ZONING: R1(S)

PARCEL DESCRIPTION

THE SOUTH 1027.50 FEET OF THE WEST 1059.85 FEET OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



LOCATION MAP

LEGEND

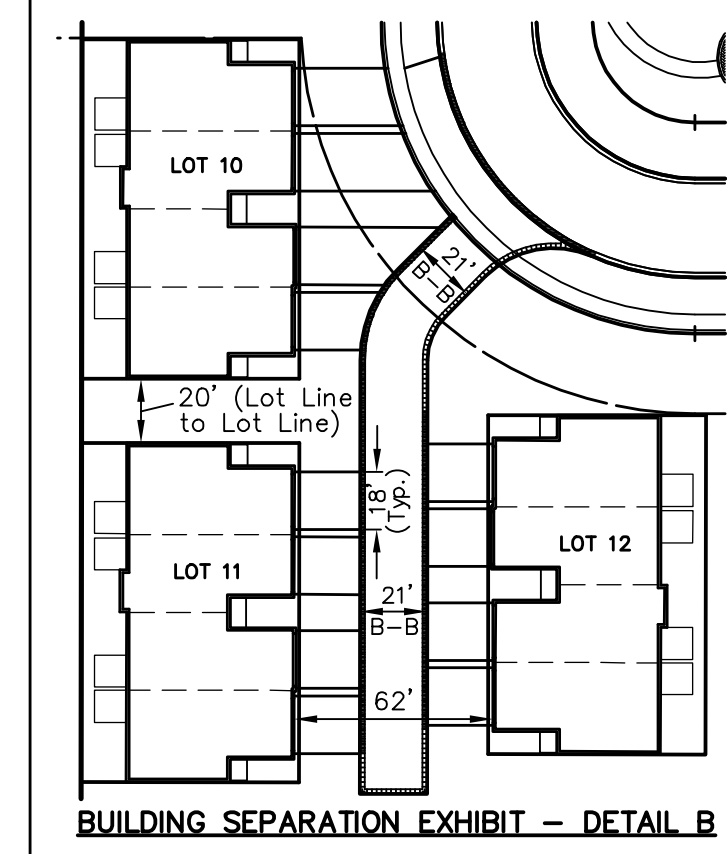
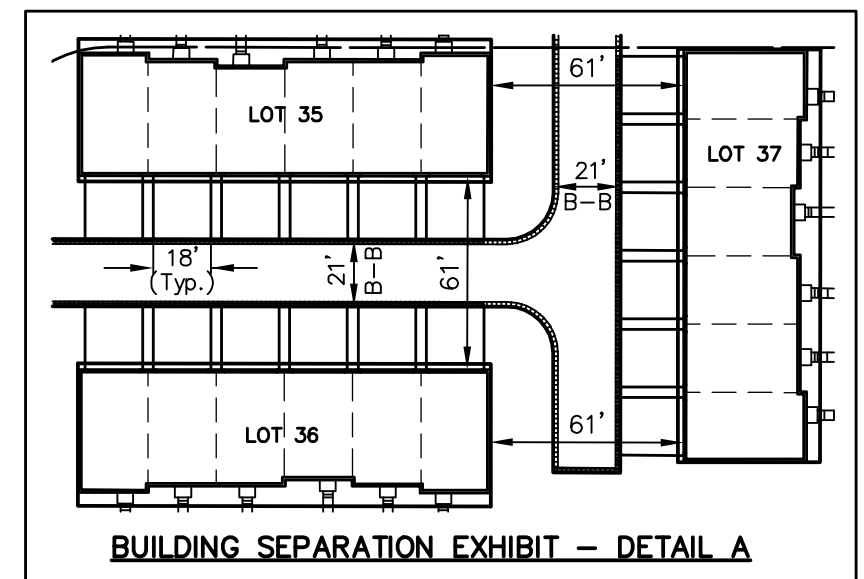
EXISTING	PROPOSED	DESCRIPTION
○	●	MANHOLE
□	■	CATCH BASIN
○	●	INLET
○	●	CLEANOUT
▭	▭	SLOPE INLET BOX
—	—	HEADWALL
—	—	END SECTION
—	—	STORM SEWER
—	—	SUMP DRAIN CONDUIT
—	—	SANITARY SEWER
—	—	SANITARY MANHOLE
—	—	WATERMAIN
—	—	VALVE & BOX
—	—	WATER VALVE IN VAULT
—	—	FIRE HYDRANT
—	—	STREET LIGHT (SEE NOTES AT RIGHT)
—	—	STREET LIGHT w/STREET SIGN
—	—	STREET SIGN
—	—	STOP SIGN

NOTE: ALL SANITARY SEWER SHALL BE 8 INCH DIA. UNLESS OTHERWISE NOTED.

ALL WATERMAIN SHALL BE 8 INCH DIA. UNLESS OTHERWISE NOTED.

CONTRACTOR TO PROVIDE STUBS FOR CONNECTIONS TO FUTURE PHASES.

DEVELOPMENT DATA TABLE	
Description	Value / Unit
A. TAX PARCEL IDENTIFICATION NUMBER(S) (PINs):	07-28-400-010
B. PROPOSED LAND USE(S):	SINGLE FAMILY ATTACHED
C. TOTAL PROPERTY SIZE:	25.0045289 Ac. / 1,089,197 S.F.
D. TOTAL LOT COVERAGE (Buildings and Pavement):	553,212 S.F. / 51%
E. OPEN SPACE/LANDSCAPING:	535,985 S.F. / 49%
F. LAND TO BE DEDICATED TO THE SCHOOL BOARD:	0 Acres
G. LAND TO BE DEDICATED TO THE PARK DISTRICT:	1.03 Acres
H. NUMBER OF PARKING SPACES PROVIDED (Individually Accessible):	342 Spaces
i. surface parking lot perpendicular	0 Spaces
ii. surface parking lot parallel	0 Spaces
iii. enclosed	0 Spaces
iv. handicapped	0 Spaces
v. enclosed	342 Spaces
vi. bike	0 Spaces
I. NUMBER OF BUILDINGS:	34
i. Number of Stories	3 Stories
ii. Building Square Footage (typical)	14,000 - 22,000 S.F.
iii. Square Footage of retail floor area	0 S.F.
iv. First Floor Building Square Footage (typical)	- S.F.
J. TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS:	171 Units
i. gross density	6.84 DU / Ac.
ii. net density	8.52 Net Density
K. NUMBER OF SINGLE FAMILY DWELLING UNITS:	0 Units
i. gross density	0.00 DU / Ac.
ii. net density	0.00 Net Density
iii. Unit Square Footage (average)	0% 2 Bedroom
iv. Bedroom Mix	0% 3 Bedroom
v. Number of Single Family Corner Lots	0 Units
L. NUMBER OF SINGLE FAMILY ATTACHED DWELLING UNITS:	171 Units
i. gross density	6.84 DU / Ac.
ii. net density	8.52 Net Density
iii. Unit Square Footage (average)	0% 2 Bedroom
iv. Bedroom Mix	100% 3 Bedroom
M. NUMBER OF MULTIFAMILY DWELLING UNITS:	0 Units
i. gross density	0.00 DU / Ac.
ii. net density	0.00 Net Density
iii. Unit Square Footage (average)	0% Efficiency
iv. Bedroom Mix	0% 2 Bedroom
	0% 3 Bedroom



PREPARED FOR:
M/I HOMES OF CHICAGO, LLC
400 EAST DIEHL ROAD, SUITE 230
NAPERVILLE, ILLINOIS 60563
(630) 577-5200

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DISC NO.: 743015 FILE NAME: FINAL PLAN
DRAWN BY: JGC FLD. BK. / PG. NO.: ---
COMPLETION DATE: 03-21-18 JOB NO.: 743.015
XREF: TOPO PROJECT MANAGER: MAM

REVISIONS		
NO.	DATE	DESCRIPTION
04-03-18/JGC	REV. PER CITY REVIEW LETTER DATED 3-28-18	
05-01-18/JGC	REV. PER CITY REVIEW LETTER DATED 4-20-18	