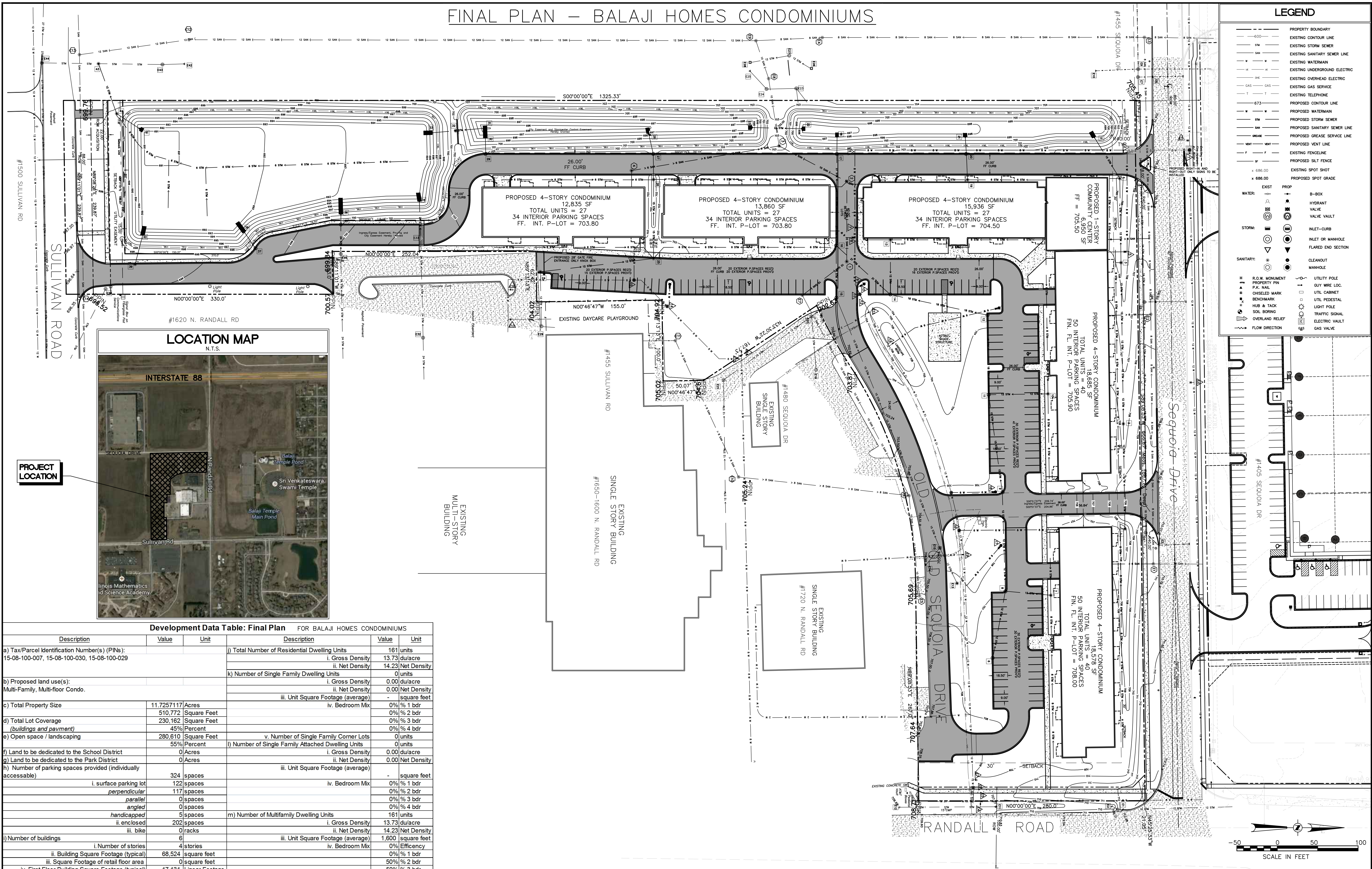
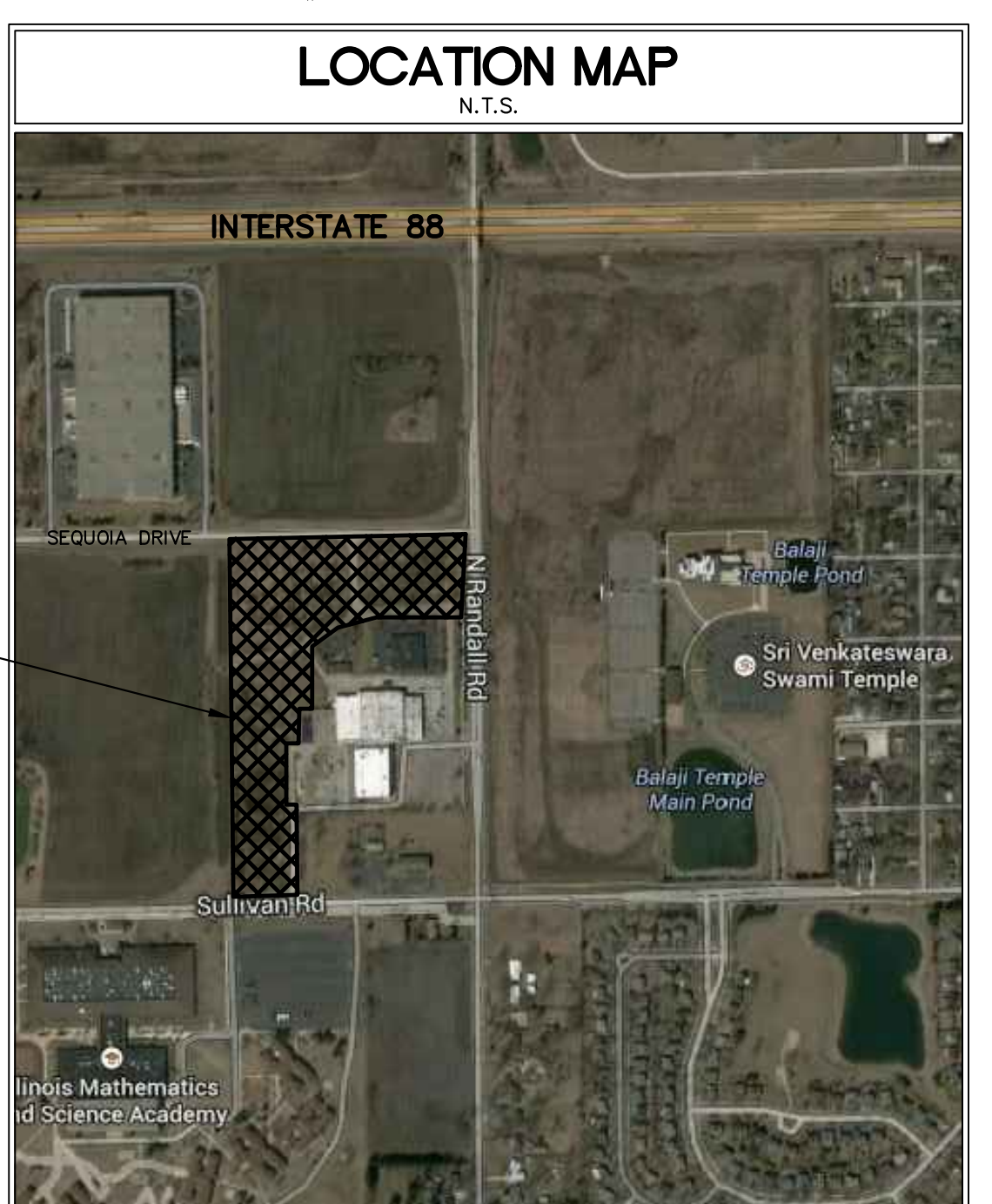


FINAL PLAN – BALAJI HOMES CONDOMINIUMS



LEGEND

	PROPERTY BOUNDARY
	EXISTING CONTOUR LINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATERMAIN
	EXISTING UNDERGROUND ELECTRIC
	EXISTING GAS SERVICE
	EXISTING TELEPHONE
	PROPOSED CONTOUR LINE
	PROPOSED WATERMAIN
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED GREASE SERVICE LINE
	PROPOSED VENT LINE
	EXISTING FENCELINE
	PROPOSED SILT FENCE
	EXISTING SPOT SHOT
	PROPOSED SPOT GRADE
	WATER
	STORM
	SANITARY
	R.O.W. MONUMENT
	PROPERTY PIN
	CHISELED MARK
	HUB & TACK
	SOIL BORING
	OVERLAND RELIEF
	FLOW DIRECTION
	B-BOX
	HYDRANT VALVE
	VALVE VAULT
	INLET-CURB
	INLET OR MANHOLE
	FLARED END SECTION
	CLEANOUT MANHOLE
	UTILITY POLE
	GUY WIRE LOC.
	UTIL. CABINET
	UTIL. PEDESTAL
	LIGHT POLE
	TRAFFIC SIGNAL
	ELECTRIC VAULT
	GAS VALVE



Development Data Table: Final Plan FOR BALAJI HOMES CONDOMINIUMS

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-08-100-007, 15-08-100-030, 15-08-100-029			j) Total Number of Residential Dwelling Units	161	units
			i. Gross Density	13.73	du/acre
			ii. Net Density	14.23	Net Density
			k) Number of Single Family Dwelling Units	0	units
b) Proposed land use(s): Multi-Family, Multi-floor Condo.			i. Gross Density	0.00	du/acre
			ii. Net Density	0.00	Net Density
			iii. Unit Square Footage (average)	-	square feet
c) Total Property Size	11.7257117	Acres	iv. Bedroom Mix	0%	% 1 bdr
	510,772	Square Feet		0%	% 2 bdr
d) Total Lot Coverage (buildings and pavement)	230,162	Square Feet		0%	% 3 bdr
	45%	Percent		0%	% 4 bdr
e) Open space / landscaping	280,610	Square Feet	v. Number of Single Family Corner Lots	0	units
	55%	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)	324	spaces	iii. Unit Square Footage (average)	-	square feet
i. surface parking lot			iv. Bedroom Mix	0%	% 1 bdr
perpendicular	117	spaces		0%	% 2 bdr
parallel	0	spaces		0%	% 3 bdr
angled	0	spaces		0%	% 4 bdr
handicapped	5	spaces	m) Number of Multifamily Dwelling Units	161	units
ii. enclosed	202	spaces	i. Gross Density	13.73	du/acre
iii. bike	0	tracks	ii. Net Density	14.23	Net Density
i) Number of buildings	6		iii. Unit Square Footage (average)	1,600	square feet
i. Number of stories	4	stories	iv. Bedroom Mix	0%	Efficiency
ii. Building Square Footage (typical)	68,524	square feet		0%	% 1 bdr
iii. Square Footage of retail floor area	0	square feet		50%	% 2 bdr
iv. First Floor Building Square Footage (typical)	17,131	Linear Footage		50%	% 3 bdr

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

REV.	NO.	DATE	NOTES

PREPARED FOR:
BALAJI PARTNERS, LLC & BALAJI GROUP, LLC
27 EASTINGS WAY SOUTH BARRINGTON, IL

BALAJI HOMES
FINAL PLAN – BALAJI HOMES CONDOMINIUMS

PROJECT NO. **13 245 03** SHEET NO. **1**
SCALE: **1" = 50'** OF SHEETS
DATE: **1.27.17**