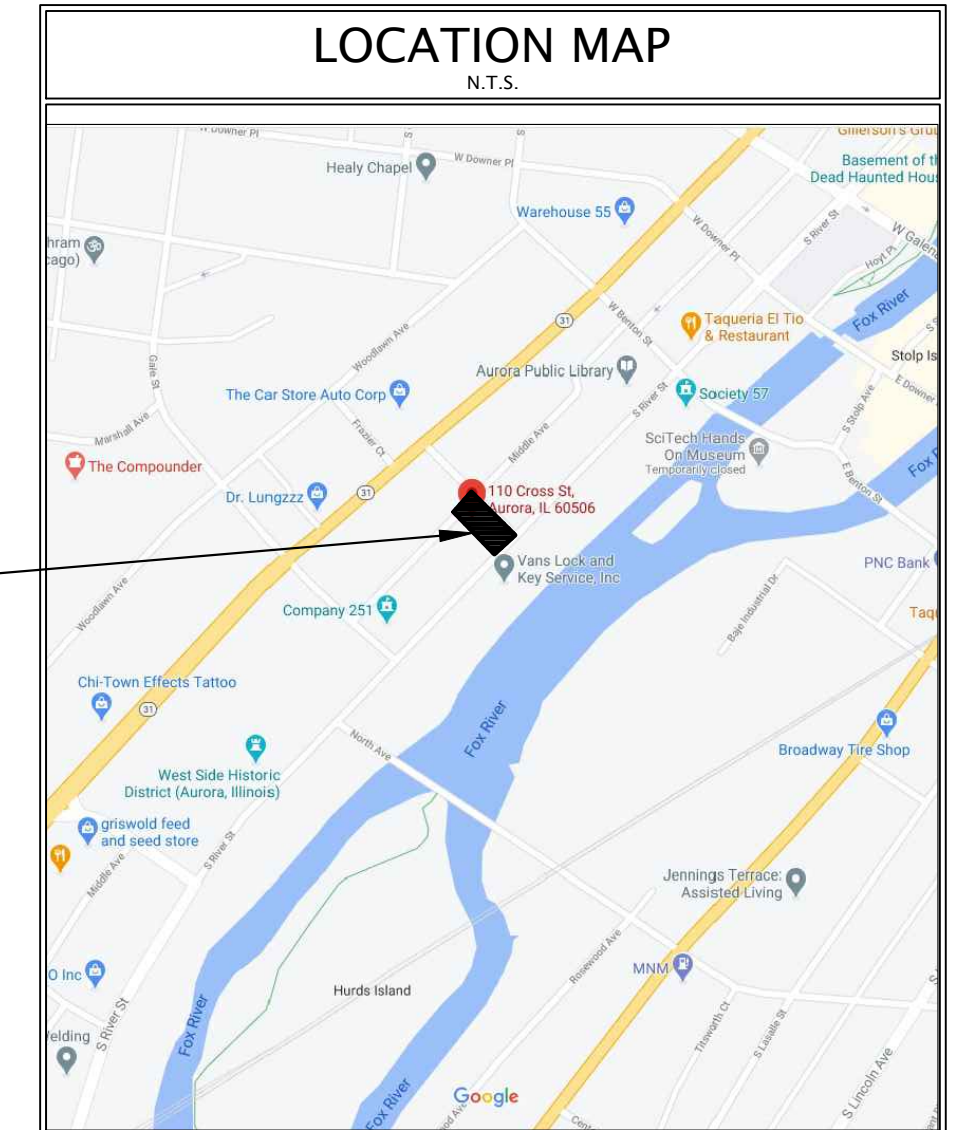
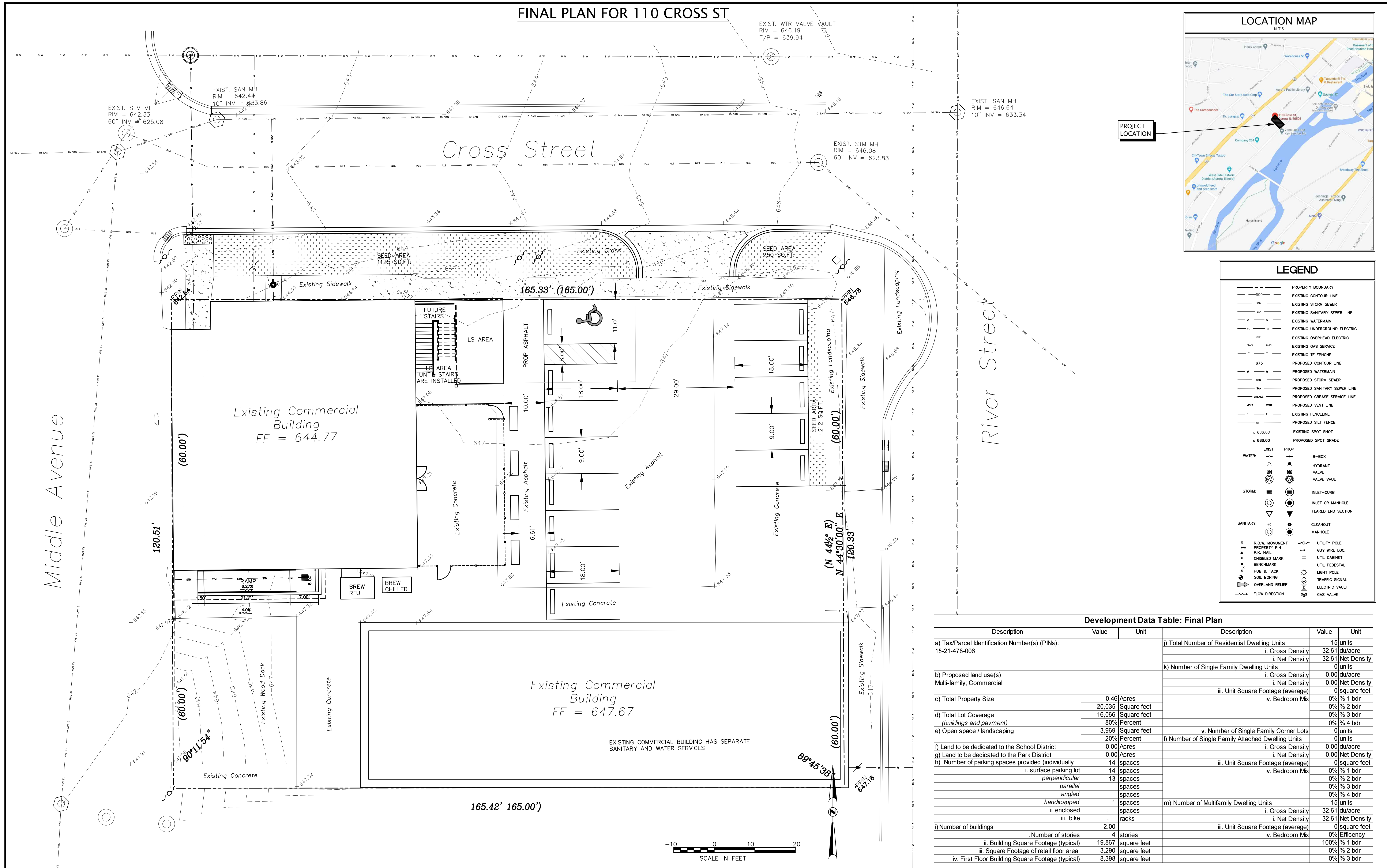


FINAL PLAN FOR 110 CROSS ST



LEGEND

---	PROPERTY BOUNDARY	---	PROPOSED SPOT GRADE
---	EXISTING CONTOUR LINE	---	PROPOSED SPOT GRADE
---	EXISTING STORM SEWER	---	PROPOSED SPOT GRADE
---	EXISTING SANITARY SEWER LINE	---	PROPOSED SPOT GRADE
---	EXISTING WATERMAIN	---	PROPOSED SPOT GRADE
---	EXISTING UNDERGROUND ELECTRIC	---	PROPOSED SPOT GRADE
---	EXISTING OVERHEAD ELECTRIC	---	PROPOSED SPOT GRADE
---	EXISTING GAS SERVICE	---	PROPOSED SPOT GRADE
---	EXISTING TELEPHONE	---	PROPOSED SPOT GRADE
---	PROPOSED CONTOUR LINE	---	PROPOSED SPOT GRADE
---	PROPOSED WATERMAIN	---	PROPOSED SPOT GRADE
---	PROPOSED STORM SEWER	---	PROPOSED SPOT GRADE
---	PROPOSED SANITARY SEWER LINE	---	PROPOSED SPOT GRADE
---	PROPOSED GREASE SERVICE LINE	---	PROPOSED SPOT GRADE
---	PROPOSED VENT LINE	---	PROPOSED SPOT GRADE
---	EXISTING FENCELINE	---	PROPOSED SPOT GRADE
---	PROPOSED SILT FENCE	---	PROPOSED SPOT GRADE
---	EXISTING SPOT SHOT	---	PROPOSED SPOT GRADE
---	PROPOSED SPOT GRADE	---	PROPOSED SPOT GRADE

Development Data Table: Final Plan

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-21-478-006			j) Total Number of Residential Dwelling Units	15	units
			i. Gross Density	32.61	du/acre
			ii. Net Density	32.61	Net Density
			iii. Unit Square Footage (average)	0	square feet
b) Proposed land use(s): Multi-family, Commercial			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	0.46	Acres	iv. Bedroom Mix	0%	% 1 bdr
	20,035	Square feet		0%	% 2 bdr
d) Total Lot Coverage (buildings and pavement)	16,066	Square feet		0%	% 3 bdr
	80%	Percent		0%	% 4 bdr
e) Open space / landscaping	3,969	Square feet	v. Number of Single Family Corner Lots	0	units
	20%	Percent	l) Number of Single Family Attached Dwelling Units	0	units
f) Land to be dedicated to the School District	0.00	Acres	i. Gross Density	0.00	du/acre
g) Land to be dedicated to the Park District	0.00	Acres	ii. Net Density	0.00	Net Density
h) Number of parking spaces provided (individually)	14	spaces	iii. Unit Square Footage (average)	0	square feet
i. surface parking lot	14	spaces	iv. Bedroom Mix	0%	% 1 bdr
perpendicular	13	spaces		0%	% 2 bdr
parallel	-	spaces		0%	% 3 bdr
angled	-	spaces		0%	% 4 bdr
handicapped	1	spaces	m) Number of Multifamily Dwelling Units	15	units
ii. enclosed	-	spaces	i. Gross Density	32.61	du/acre
iii. bike racks	-	racks	ii. Net Density	32.61	Net Density
	-	racks	iii. Unit Square Footage (average)	0	square feet
i) Number of buildings	2.00	buildings	iv. Bedroom Mix	0%	% 1 bdr
ii. Number of stories	4	stories		100%	% 2 bdr
iii. Building Square Footage (typical)	19,867	square feet		0%	% 3 bdr
iv. Square Footage of retail floor area	3,290	square feet		0%	% 4 bdr
v. First Floor Building Square Footage (typical)	8,398	square feet		0%	% 3 bdr

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

NO.	DATE	NOTES
1	3.5.21	COA REVIEW EMAIL 3.1.21
2	3.16.21	FOX METRO REVIEW EMAIL 3.16.21
3	3.23.21	FOX METRO REVIEW EMAIL 3.23.21
4	8.26.21	COA PLANNING REVIEW EMAIL 8.16.21
5	8.1.23	COA PLANNING REVIEW LETTER 6.17.23

PREPARED FOR:
JH REAL ESTATE PARTNERS
105 E GALENA BLVD - SUITE 804, AURORA, IL

110 CROSS STREET BREW PUB SITE DESIGN
FINAL PLAN

PROJECT NO. 21 414 02 SHEET NO. **1**
SCALE: 1" = 10'
DATE: FEB 4, 2021 OF 1 SHEET