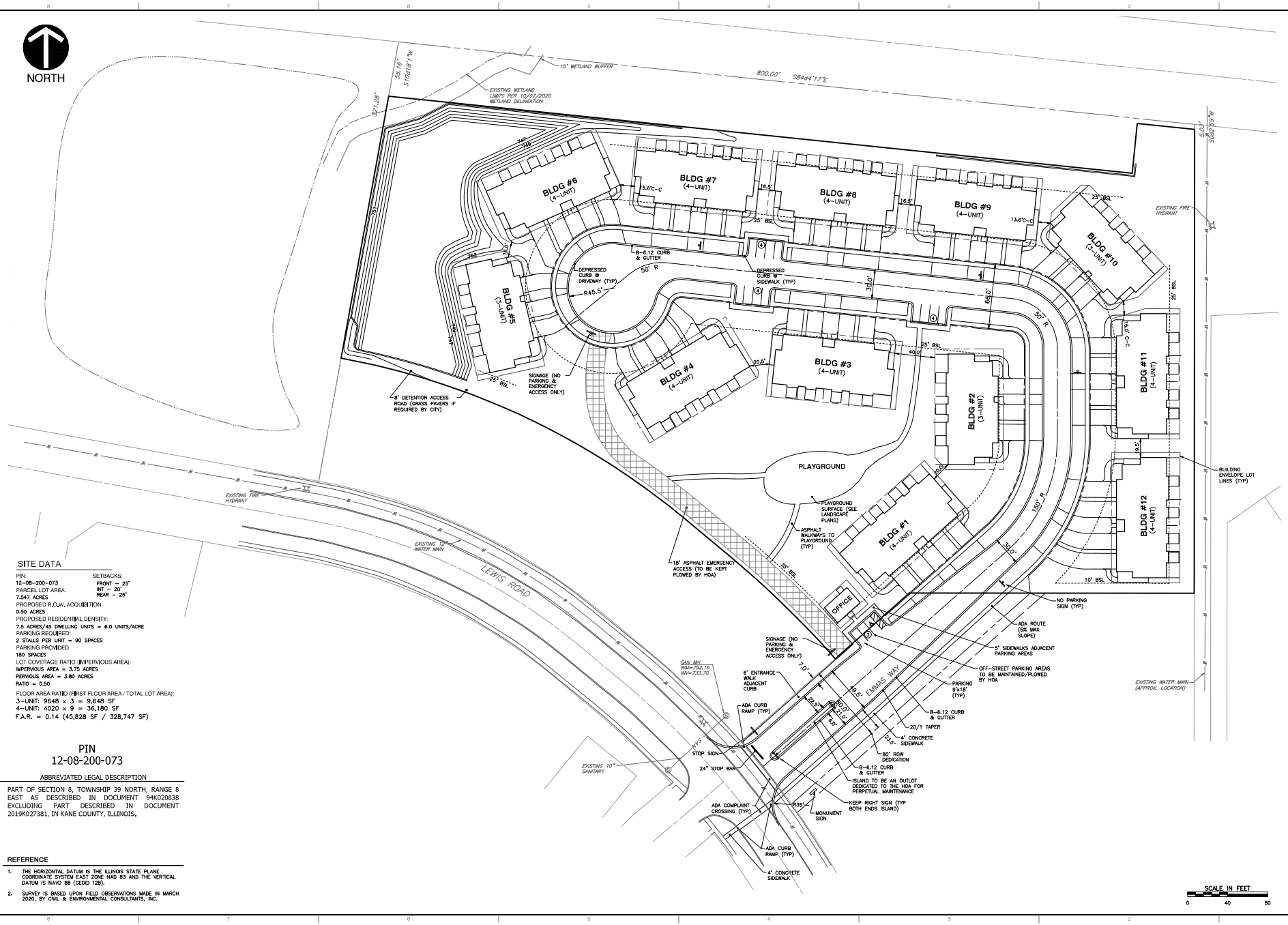

SITE DATA

PIN:
12-08-200-073
PARCEL LOT AREA:
7.547 ACRES
SETBACKS:
FRONT – 25'
INT – 20'
REAR – 25'
PROPOSED R.O.W. ACQUISITION:
0.50 ACRES
PROPOSED RESIDENTIAL DENSITY:
7.5 ACRES/45 DWELLING UNITS = 6.0 UNITS/ACRE
PARKING REQUIRED:
2 STALLS PER UNIT = 90 SPACES
PARKING PROVIDED:
180 SPACES
LOT COVERAGE RATIO (IMPERVIOUS AREA):
IMPERVIOUS AREA = 3.75 ACRES
PERVIOUS AREA = 3.80 ACRES
RATIO = 0.50
FLOOR AREA RATIO (FIRST FLOOR AREA / TOTAL LOT AREA):
3-UNIT: 9648 x 3 = 9,648 SF
4-UNIT: 4020 x 9 = 36,180 SF
F.A.R. = 0.14 (45,828 SF / 328,747 SF)

PIN
12-08-200-073

ABBREVIATED LEGAL DESCRIPTION

PART OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 8 EAST AS DESCRIBED IN DOCUMENT 94K020838 EXCLUDING PART DESCRIBED IN DOCUMENT 2019K027381, IN KANE COUNTY, ILLINOIS.

REFERENCE

1. THE HORIZONTAL DATUM IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE NAD 83 AND THE VERTICAL DATUM IS NAVD 88 (GEOID 12B).
2. SURVEY IS BASED UPON FIELD OBSERVATIONS MADE IN MARCH 2020, BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

REVISION RECORD

NO	DATE	DESCRIPTION
1	10/07/2020	PER REVIEW COMMENTS DATED 10/07/2020
2	10/12/2020	PER REVIEW COMMENTS DATED 10/12/2020
3	10/21/2020	PER REVIEW COMMENTS DATED 10/21/2020
4	10/23/2020	PER REVIEW COMMENTS DATED 10/23/2020
5		
6		
7		
8		

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-953-6026 - 877-953-6026
www.cecinc.com

EMMA'S LANDING
PLANNED UNIT DEVELOPMENT
THE BURTON FOUNDATION
2090 LARKIN AVENUE
ELGIN, IL 630-938-7625

SITE PLAN

DATE:	09/29/2020
DRAWN BY:	DMR
DWG SCALE:	
CHECKED BY:	DMR
PROJECT NO:	320-295
APPROVED BY:	TJG

DRAWING NO.: C3

SHEET 3 OF 6

P:\320-0001\320-295\-295\Dwg\CIVIL-Site Engineering\320295-CIVIL-Site Plan.dwg\SITE PLAN\ LAST:12/21/2020 - elkenney - LT: 12/22/2020 9:59 PM