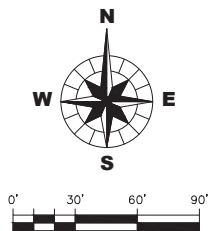


TOTAL SITE: 2.55 ACRES.  
 R.O.W. DEDICATION: 0.15 ACRES.  
 NET SITE: 2.40 ACRES.



ID	LAND USE	UNITS	PARKING STANDARD	PARKING REQUIRED	GARAGE PARKING	DRIVEWAY PARKING	STREET PARKING
BUILDING 1	DWELLING, TOWNHOUSE	4 UNITS	2 PER DU	8 SPACES	8 SPACES	8 SPACES	
BUILDING 2	DWELLING, TOWNHOUSE	3 UNITS	2 PER DU	6 SPACES	6 SPACES	6 SPACES	
BUILDING 3	DWELLING, TOWNHOUSE	3 UNITS	2 PER DU	6 SPACES	6 SPACES	6 SPACES	
BUILDING 4	DWELLING, TOWNHOUSE	3 UNITS	2 PER DU	6 SPACES	6 SPACES	6 SPACES	
BUILDING 5	DWELLING, TOWNHOUSE	4 UNITS	2 PER DU	8 SPACES	8 SPACES	8 SPACES	
BUILDING 6	DWELLING, TOWNHOUSE	4 UNITS	2 PER DU	8 SPACES	8 SPACES	8 SPACES	
	ON-STREET PARKING						12 SPACES
				<b>PARKING REQUIRED</b>		<b>PARKING PROVIDED</b>	
			TOTAL	42 SPACES		96 SPACES	

**FRONTIER DEVELOPMENT, LLC**  
 1 EAST MAIN STREET  
 ST. CHARLES, IL 60174  
 630-461-7075

**WBK ENGINEERING, LLC**  
 116 WEST MAIN STREET, SUITE 201  
 ST. CHARLES, IL 60174  
 (630) 443-7255

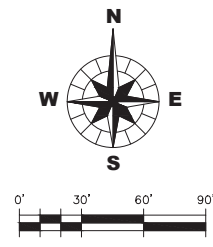
PROJECT NO. 242075  
 DATE : 04/23/2024  
 DRAWING NO. CP  
 SHEET:

TITLE: **ROUTE 31 TOWNHOMES**  
**CONCEPT PLAN**

DISN. \_\_\_\_\_  
 DWN. \_\_\_\_\_  
 CKD. \_\_\_\_\_  
 SCALE: AS NOTED  
 EACKPS\_CONCEPTPLANNING

NO. DATE NATURE OF REVISION

1 OF 1



<b>CLIENT:</b> FRONTIER DEVELOPMENT, LLC 1 EAST MAIN STREET ST. CHARLES, IL 60174 630-461-7075		<b>TITLE:</b> ROUTE 31 TOWNHOMES LOT DEVELOPMENT PLAN	
<b>PROJECT NO.</b> 242075 <b>DATE:</b> 04/24/2024 <b>DRAWING NO.</b> EX <b>SHEET:</b>	<b>NO.</b>   <b>DATE</b>   <b>NATURE OF REVISION</b>	<b>DISN.</b> DWN. CHKD. SCALE: 1" = 30' DRAWN BY: JRE/REPR/MORRIS	<b>1 OF 1</b>

**WBK ENGINEERING, LLC**  
 116 WEST MAIN STREET, SUITE 201  
 ST. CHARLES, ILLINOIS 60174  
 (630) 443-7735

10/20/2024 10:58 AM



RED GATE ROAD - PAVED BIKEWAY PLANNED BY CITY.

RED GATE ROAD - EXISTING PAVED BIKEWAY.

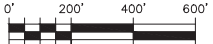
CHESAPEAKE ROAD - EXISTING ON-STREET BIKEWAY. ACCESS TO RED GATE BIKE PATH ALONG RED GATE ROAD.

GREENWOOD LANE - EXISTING ON-STREET BIKEWAY.

EXISTING SIDEWALK ALONG ABBEYWOOD DRIVE CONNECTS TO REGIONAL TRAIL SYSTEM.

FUTURE TRAIL CONNECTION THROUGH EXISTING CITY PROPERTY TO ABBEYWOOD DRIVE TO BE CONSIDERED.

FOX RIVER BLUFF WEST



<b>TITLE:</b> <b>ROUTE 31 TOWNHOMES</b> <b>REGIONAL CONNECTIVITY</b>	
DISN. DWN. CHKD. SCALE: 1" = 200'	E:\ARCH\CONCEPT\PLANNING
NO. DATE NATURE OF REVISION	CLIENT: <b>FRONTIER DEVELOPMENT, LLC</b> <b>1 EAST MAIN STREET</b> <b>ST. CHARLES, IL 60174</b> <b>630-461-7075</b>
WBK ENGINEERING, LLC 116 WEST MAIN STREET, SUITE 201 ST. CHARLES, ILLINOIS 60174 (630) 443-7335	PROJECT NO. 242075 DATE : 04/24/2024 DRAWING NO. <b>CP</b> SHEET: <b>1 OF 1</b>