

SITE

SW Corner of Route 47 & Galena Blvd
Sugar Grove, IL

Existing Zoning B-3
Required Zoning B-3 PUD

PUD Development Area

659,221 sf
15.13 Acres

Division Drive ROW Dedication

61,325 sf
1.41 Acres

Maximum Floor Area Ratio

1.5

Maximum Site Impervious Area

70%

SETBACKS

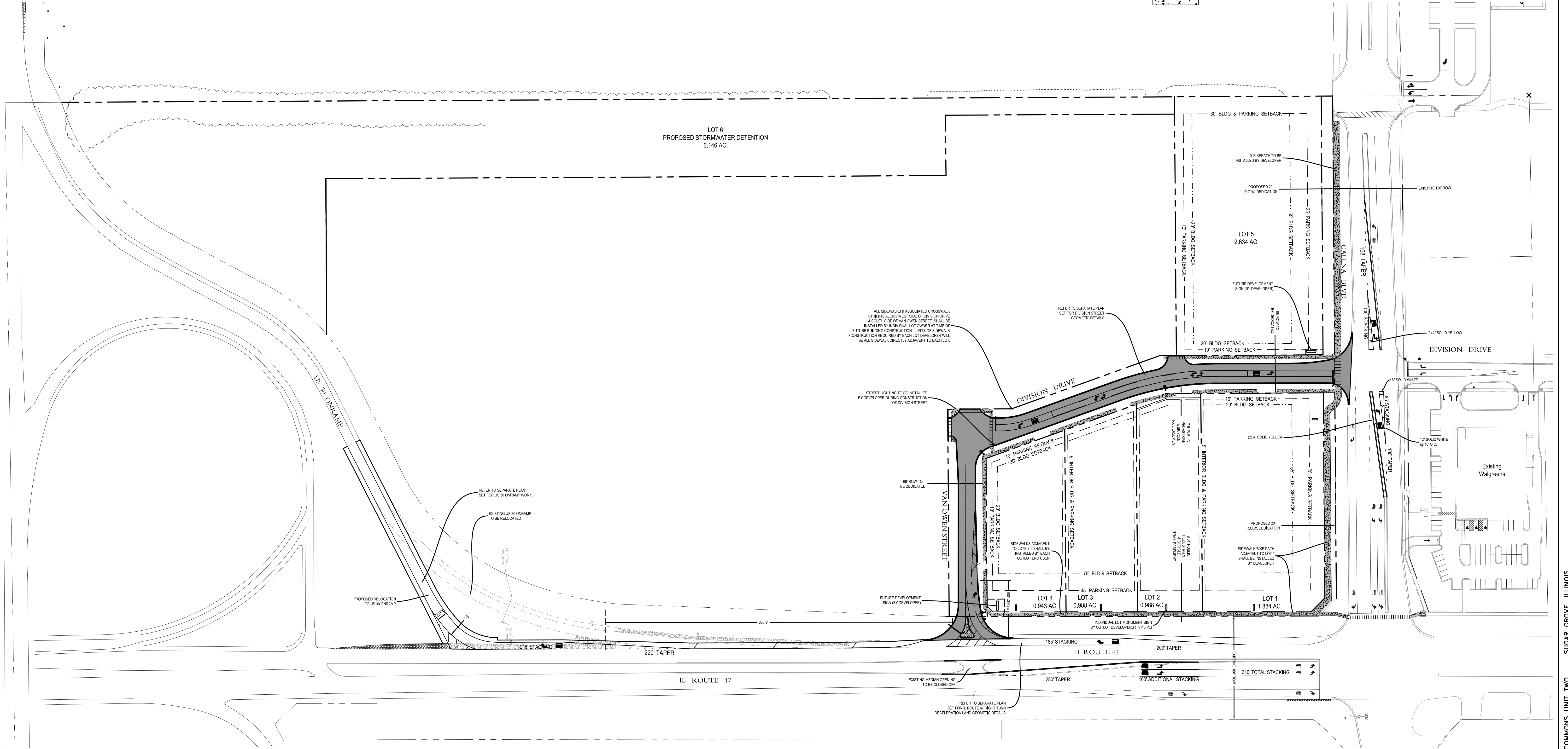
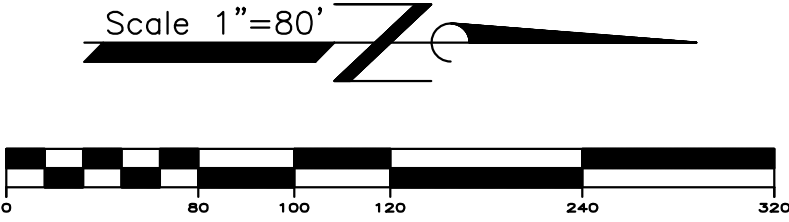
- * If Lot 5 is subdivided, the interior side yard setbacks for each subdivided lot shall be 5 ft. for both parking and building
- * All lots with a front yard facing Galena Blvd shall have a front yard parking setback of 25' and front yard building setback of 55' and with a front yard facing IL Route 47 shall have a front yard parking setback of 45' and the front yard building setback of 75'
- * All lots with a front yard facing either Galena Blvd or IL Route 47 and also directly adjacent to either Division Drive or Van Owen Street, will have a 10' parking setback and 20 building setback as the corner and rear yard setbacks.

PUD SITE NOTES

1. Perimeter and parkway landscaping will be provided by the individual developer of each outlot.
2. Monument signs will be allowed for each platted and buildable lot. Exact size and location for each monument sign will be determined by the end user.
3. A 3-5 ft. high berm (averaging 4 ft.) will be installed, by the master developer, along both route 47 and galena blvd. Berm will be seeded with all required perimeter landscaping being designed and installed by each lot end user at such time as each lot is developed.
4. Development pylon sign shall not exceed 25 ft in height and 12 ft. in width.

LEGEND

- PROPERTY LINE
- PARKING SETBACK LINE
- BUILDING SETBACK LINE
- STREET LIGHT
- DIVISION STREET PAVING
- SIDEWALKS



| R E V I S I O N S | | | | | |
|-------------------|---------|---------------------------|-----|------|-------------|
| NO. | DATE | DESCRIPTION | NO. | DATE | DESCRIPTION |
| 5 | 12/6/21 | PER GALENA ROW DEDICATION | | | |
| 3 | 9/15/21 | PER VILLAGE COMMENTS | | | |

P.U.D.
PLAN

PRAIRIE GROVE COMMONS UNIT TWO
SWC IL ROUTE 47 & GALENA BLVD
SUGAR GROVE, ILLINOIS

Craig R. Knoche & Associates
Civil Engineers, P.C.
1161 Commerce Drive • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275

DATE: 5/24/21
FILE: 20-036 C10
JOB NO: 20-036

C1.1
SHEET NO.