

VICINITY MAP
SCALE: NTS

SITE SUMMARY	
MULTIFAMILY AREA	18.09 ACRES
R.O.W DEDICATION	0.31 ACRES
TOTAL ACREAGE	18.40 ACRES
TOTAL UNIT COUNT	232 UNITS
DENSITY	12.83 UNITS / AC

SITE AREA	
BUILDINGS	3.72 AC
GARAGE	0.19 AC
PAVING	4.93 AC
WALKING PATHS	0.71 AC
OPEN SPACE - RECREATION	7.74 AC
DETENTION - WATER FEAT.	0.80 AC

INCENTIVES - 184 UNITS (R-5)		
LANDSCAPE	2%	3.68
RECREATION AREA	3%	5.52
TREE/SHRUB	3%	5.52
POOL - 1	5%	9.20
CLUBHOUSE - 1	5%	9.20
WATER FEATURES - Y	3%	5.52
PEDESTRIAN FACILITIES - Y	3%	5.52
SCULPTURES - Y	1%	1.84
PARKING DESIGN - Y	2%	3.68
TOTAL - DENSITY BONUS		49.68
TOTAL UNITS PERMITTED (184 + 50)		234

BUILDING HEIGHT		
CLUBHOUSE	PROP.	MAX
B-4	34'	40'
B-16	33'-6"	40'

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BUILDING INFORMATION		
BUILDING TOTALS:		
BUILDING CT / TYPE	UNITS	GARAGES
B4 - BUILDINGS (20 DU/BLDG)	200	80
B16 - BUILDINGS (16 DU/BLDG)	32	0
TOTAL:	232	80

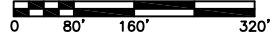
GENERAL UNIT MIX:		
STUDIO	24	10%
1BR	88	38%
2BR	96	41%
3BR	24	10%
	232	100%

PARKING INFORMATION	
GARAGE TOTALS:	
NUMBER OF ATTACHED	80 GARAGES
NUMBER OF STAND ALONE	32 GARAGES
TOTAL GARAGES	112 GARAGES
OVERALL GARAGES per UNIT	0.48
PARKING REQUIRED PER CODE	564 SPACES
SURFACE PARKING AMOUNT:	410 SPACES
TOTAL PROVIDED PARKING:	522 SPACES (15 ADA)
UNIT PARKING RATIO	2.25
COVERED PARKING RATIO	0.21
CLUBHOUSE PARKING	17 SPACES* (2 ADA)
*Not included in Parking Calls	

DESIGN CRITERIA / SITE INFORMATION:	
PARKING STALLS:	Perp - 9' X 19'
ADA STALLS:	9' X 19' (9' ACCESS AISLE)
DRIVES:	24'
BUILDING HEIGHT:	
BUILDING SETBACKS:	SOUTH WEST NORTH EAST

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STATE:	IL	DRAWN BY:	MEB
CITY:	WEST DUNDEE	INITIAL DATE/DRAWN:	8/19/2013
STREET:	IL RTE 31 & BONCOSKY RD_NWC	REVISIONS:	
		DATE	REV
		DESCRIPTION	
NORTH			REV: 0
SHEET:			



PD-11