



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

BUILDING INFORMATION

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%
TOTAL	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*
*Not included in Parking Cakes (2 ADA)	

DESIGN CRITERIA / SITE INFORMATION:

PARKING STALLS:	Perp - 9' X 19'
ADA STALLS	9' X 19' (9' ACCESS AISLE)
DRIVES:	24'

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SITE AREA

BUILDINGS	3.72 AC
GARAGE	0.19 AC
PAVING	4.93 AC
WALKING PATHS	0.71 AC
OPEN SPACE - RECREATION	8.44 AC
DETENTION - WATER FEAT.	0.10 AC
INCENTIVES - 184 units (R-5)	184 UNITS
LANDSCAPE	2%
RECREATION AREA	3%
TREE/SHRUB	3%
POOL - 1	5%
CLUBHOUSE - 1	5%
WATER FEATURES - Y	3%
PEDESTRIAN FACILITIES - Y	3%
SCULPTURES - Y	1%
PARKING DESIGN - Y	2%
TOTAL - DENSITY BONUS	49.68
TOTAL UNITS PERMITTED (184+50)	234

BUILDING HEIGHT

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

CONTINENTAL PROPERTIES
An affiliate of
CONTINENTAL PROPERTIES

WEST DUNDEE
STREET
LE RIE 31 & BONCOSKY RD S.W.C

DATE: 8/19/2013

REVISIONS

NO.	DATE	DESCRIPTION
1		

SCALE: 1" = 100'