

LEGEND

	HMA PAVEMENT
	CONCRETE SIDEWALK
	CONCRETE SIDEWALK HC RAMP (5' WIDE UNLESS NOTED)
	DEPRESSED CURB & GUTTER
	OPTIONAL PATIO ALLOWANCE
	TREE PROTECTION FENCE

- NOTES:**
1. THE SINGLE FAMILY RESIDENCE FLOOR PLANS HAVE A ROOF OVERHANG THAT ENCLOSES 2' INTO THE FRONT SETBACK.
 2. ALL LOTS WILL HAVE BASEMENT WINDOW WELLS (MAXIMUM 3' X 6' PER WINDOW) THAT WILL ENCLOSE INTO FRONT, REAR, AND SIDE YARDS. LOCATION TBD.
 3. OTHER YARD ENCROACHMENTS INCLUDING, BUT NOT LIMITED TO, ARE AIR CONDITIONERS, GUTTERS, EAVES, DOWNSPOUTS, VENTS, SHEDS, STEPS, RETAINING WALLS, COMMON ELEMENTS, GENERATORS, ETC.
 4. BUILDING FOOTPRINTS SHOWN ARE APPROXIMATE. BUILDING LENGTHS MAY BE SHORTER THAN SHOWN ON BUILDING COVERAGE EXHIBITS. PLEASE SEE THE BUILDING COVERAGE EXHIBITS FOR PROPOSED MAXIMUM BUILDING FOOTPRINTS.
 5. ASSUMED ON-STREET PARKING HAS BEEN DIMENSIONED BETWEEN DRIVEWAY CURB CUTS. MINIMUM LENGTH SHALL BE 22' BETWEEN ADJACENT DRIVEWAY CURB CUTS. ON-STREET PARKING TO BE LIMITED TO THE OUTER RING OF NIRE COURT. SIGNAGE/PAVEMENT MARKINGS TO DELINEATE ON-STREET PARKING SPACES TO BE COORDINATED WITH THE CITY OF DES PLAINES AT FINAL ENGINEERING.

SITE DATA:

TOTAL SITE AREA	6.584 ACRES
TOTAL OPEN SPACE/ PRIVATE PARK AREA (OUTLOT A)	0.358 ACRES
TOTAL DETENTION AREA (OUTLOT B)	0.799 ACRES
TOTAL PRIVATE ROADWAY (OUTLOT C)	1.185 ACRES
TOTAL LOT AREA	4.242 ACRES
TOTAL DEVELOPMENT AREA	6.584 ACRES
RESIDENTIAL DENSITY	5.77 DU/AC.

PARKING SUMMARY:

GARAGE	DRIVEWAY	ON-STREET	TOTAL
78	78	18	174



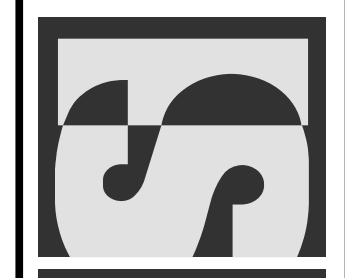
NO.	DATE	REMARKS

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REVISE SITE PLAN EXHIBIT
300 EAST RIVER ROAD
DES PLAINES, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 676-4060 Fax: (847) 676-4065



SPACECO INC.

FILENAME:
8789P-PUD-SP

DATE:
12/08/17

JOB NO.
8789

SHEET
EXHIBIT
1 OF 1