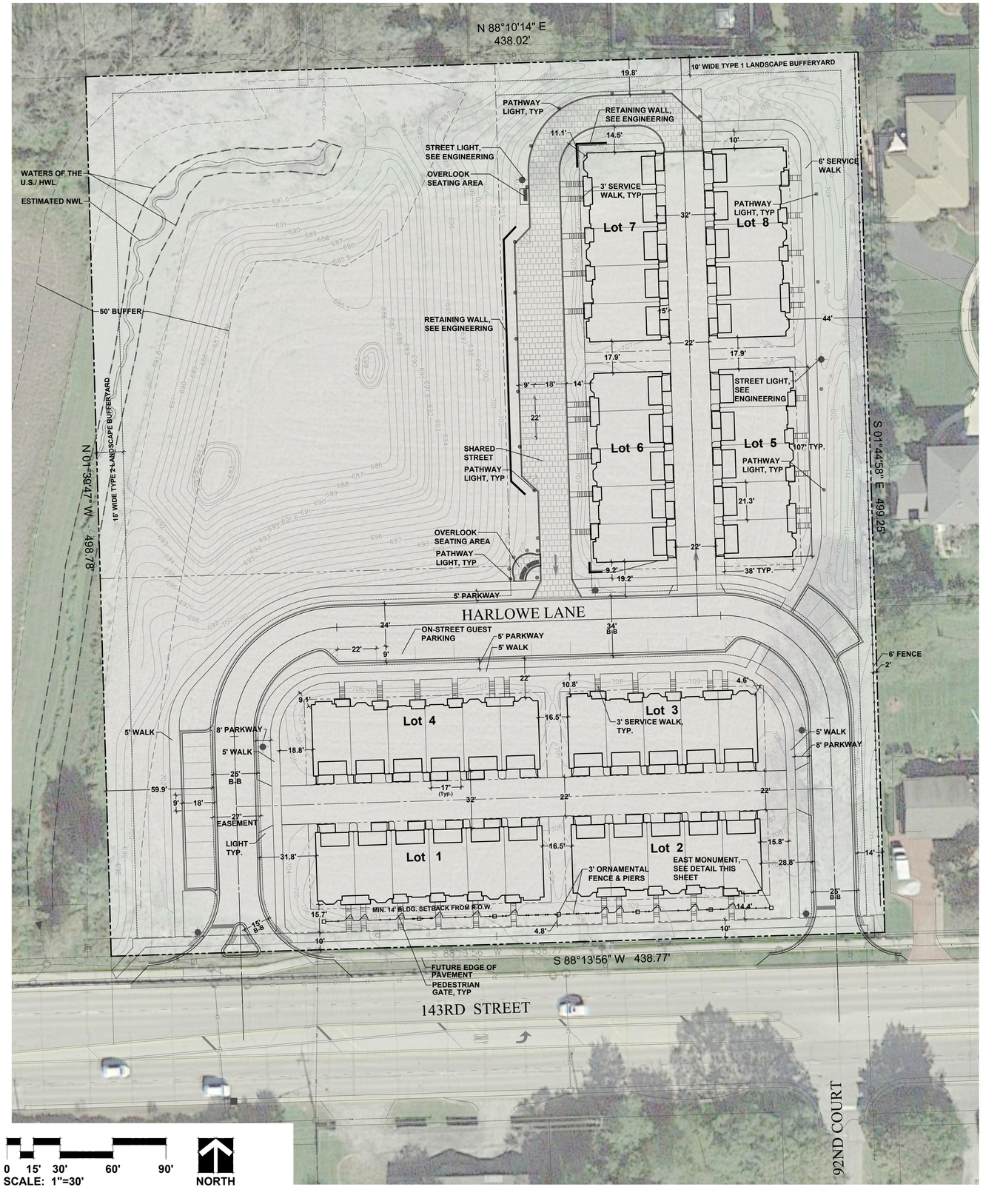
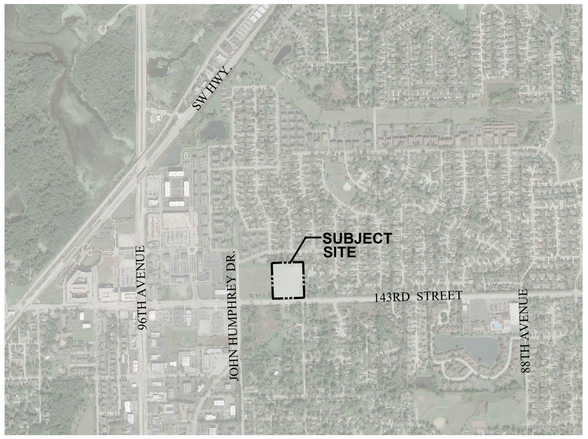
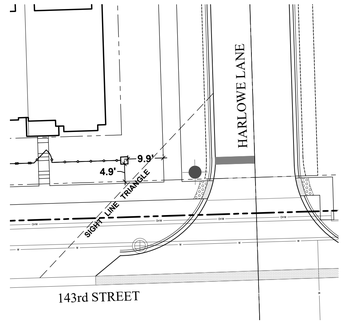


0 15' 30' 60' 90'
SCALE: 1"=30'

NORTH



LOCATION MAP
SCALE: 1"=1000'



EAST MONUMENT DETAIL

0 10' 20' 40' 60'
SCALE: 1"=20'

NORTH

SITE DATA
SITE ZONING : VILLAGE CENTER DISTRICT

NET BUILDABLE AREA CALCULATION	ACRES	SQUARE FEET
GROSS SITE AREA	*5.02*	*218,764.8*
143RD STREET R.O.W.	0.10	4,384
DETENTION/DRAINAGE EASEMENT (OUTLOT A)	1.52	66,140
NET BUILDABLE AREA	3.40	148,240.8
NUMBER OF BUILDINGS	8	
NUMBER OF UNITS	42	
NET DENSITY	12.353	(42 UNITS/3.40 AC)

SHARED STREET	7,882	S.F.		
LANDSCAPE AREA (see note 1)	102,033	S.F.	46.64%	
	REQUIRED		PROPOSED	
FLOOR AREA RATIO	1.0		0.37	79,998 S.F.
LOT COVERAGE	75% MAX		51.87%	113,473 S.F.
GREEN SPACE	25% MIN		48.13%	105,291 S.F.
IMPERVIOUS AREA	80% MAX		51.87%	113,473 S.F.
PARKING (see note 2)	95		114	

BEDROOM MIX

3 BEDROOM	50%	21 TOTAL
2 BEDROOM	50%	21 TOTAL

NOTES:
1. LANDSCAPE AREA EXCLUDES AREA IN PAVEMENT, AREAS FOR VEHICULAR PARKING AND CIRCULATION AND PARK/AMENITY
2. *REQUIRED PARKING = (2 per dwelling (84) + .5 per 3 bedroom unit (11))*
PROPOSED PARKING = (84 provided in garages+30 guest spaces)

MINIMUM DESIGN STANDARDS

BLDG. SETBACKS:

143rd STREET SETBACK	=	14 FT. MIN.
BUILDING FRONT TO BACK OF CURB	=	20 FT. MIN.
BUILDING SIDE TO BACK OF CURB	=	19 FT. MIN.

BUILDING TO BUILDING:

SIDE TO SIDE	=	16 FT. MIN.
REAR TO REAR	=	32 FT. MIN.

Lot No.	Area (S.F.)	Area (Ac.)
Lot 1	6,620	0.15
Lot 2	5,602	0.13
Lot 3	5,602	0.13
Lot 4	6,620	0.15
Lot 5	5,699	0.13
Lot 6	5,699	0.13
Lot 7	5,699	0.13
Lot 8	5,699	0.13
Outlot A	66,140	1.52
Outlot B	100,997	2.32

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CLIENT
M/I HOMES
400 E. DIEHL ROAD, SUITE 230
NAPERVILLE, IL 60563

ENGINEER
CEMCON, LTD.
2280 WHITE OAK CIRCLE, SUITE 100
AURORA, ILLINOIS 60502-9675

METRO EAST
ORLAND PARK, ILLINOIS

SITE PLAN

REVISIONS	
8	3.21.2022
7	3.09.2022
6	11.11.2021
5	9.23.2021
4	8.27.2021
3	8.05.2021
2	6.24.2021
1	3.17.2021

DATE	9.24.2020
PROJECT NO.	MI19168
DRAWN	TRC
CHECKED	MGM
SHEET NO.	1 OF 1

Know what's below. Call before you dig.

XREFS:
PLOT CONFIG: