

SINGLE FAMILY
27.6 ACRES
67 LOTS

78 shrubs

Administrative
Revision of
the Final Plan



PLAN DATA

TOTAL AREA	+/-92.7 ACRES
EXTERIOR ROW	1.9 ACRES
COMMERCIAL	7.4 ACRES
METRA	11.5 ACRES
DETENTION	8.3 ACRES
NET AREA	63.6 ACRES
PARK	14.5 ACRES
BUILDING AREA	435,760 SF
SINGLE FAMILY (ASSUMES 60'x60' BLDG)	241,200 SF
TOWNHOMES (ASSUMES 24'x50' UNIT)	146,400 SF
CONDOMINIUMS (ASSUMES 70'x12' BLDG)	48,160 SF
LANDSCAPE AREA	1,776,916 SF
PARKING	
TOWNHOMES (ASSUMES 1/2 @ 3 BDRM. & 1/2 @ 2 BDRM.)	
REQUIRED	275 SPACES
PROVIDED	524 SPACES
(244 GARAGES, 244 DRIVEWAYS & 36 OFF-STREET)	
CONDOMINIUMS (ASSUMES 6 - 3 BDRM., 12 - 2 BDRM. & 6 - 1 BDRM. / BLDG)	
REQUIRED	204 SPACES
PROVIDED	204 SPACES
(196 REQ. & 8 HANDICAP)	
GROSS IMPERVIOUS AREA*	+/-1,120,830 SF
TOTAL UNITS	285
SINGLE FAMILY	67
TOWNHOMES	122
CONDOMINIUMS	96
AVERAGE S.F. LOT SIZE	13,144 SF
MOD. NET DENSITY	5.06 D.U./ACRE

* DOES NOT INCLUDE COMMERCIAL & METRA PARKING LOTS, ASSUMES 35% LOT COVERAGE FOR EACH S.F. LOT, INCLUDES PAVEMENT WITHIN DEDICATED ROADS AND ALLOWS AN ESTIMATED 10360 L.F. FOR WALKS IN TOWNHOME AND CONDOMINIUM PARCELS.

SUMMARY OF 3/20/03 CHANGES:

1. Added topography and surrounding site information
2. Eliminated eastern most private drive curb cut from townhome parcel
3. Illustrated proposed landscape areas.
4. Dimensioned townhome and condominium envelopes.
5. Illustrated the correct detention basin as proposed by Civil Engineer.
6. Revised parking for condominiums to allow for 3 bedroom units and dimensioned parking stalls
7. Moved lot #28 to the north to align pedestrian esmt. with sidewalk.
8. Illustrated pedestrian connection to Metra Station.
9. Extended the rear of lots 24 - 28 to the R.O.W. line.
10. Expanded information on the plan data.

THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE PENDING A BOUNDARY/TOPOGRAPHIC SURVEY, FINAL PLANNING, ENGINEERING & LANDSCAPE DESIGN.

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REVISIONS

1. Revised Townhome Layout	3/20/03
2. Revised Townhome Layout	3/20/03
3. Plan Planning Commission Comments	3/20/03
4. Townhome Layout	3/21/03
5. Townhome Layout	3/21/03
6. Condo Layout	1/21/03
7. Added dimensions, lot sizes & walls	12/15/02

Preliminary Plan
Colette Highlands

Ives/Ryan
Group, Inc.

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PROJECT NO.: 59202 JOB NO.: 6596

DATE: 10/11/02 SHEET
SCALE: 1"=100'-0"
PLANNER: Metz
DRAWN BY: Metz
CHECKED: Metz