

SINGLE FAMILY
27.6 ACRES
67 LOTS

Administrative
Revision of
the Final Plan



PLAN DATA

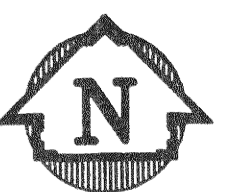
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|---|-----------------|
| TOTAL AREA | +/-92.7 ACRES |
| EXTERIOR ROW | 1.9 ACRES |
| COMMERCIAL | 7.4 ACRES |
| METRA | 11.5 ACRES |
| DETENTION | 8.3 ACRES |
| NET AREA | 63.6 ACRES |
| PARK | 14.5 ACRES |
| BUILDING AREA | 435,760 SF |
| SINGLE FAMILY (ASSUMES 60'x60' BLDG) | 241,200 SF |
| TOWNHOMES (ASSUMES 24'x50' UNIT) | 146,400 SF |
| CONDOMINIUMS (ASSUMES 70'x172' 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 10,360 L.F. FOR WALKS IN TOWNHOME AND CONDOMINIUM PARCELS.

SUMMARY OF 3/20/03 CHANGES:

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



Prepared For:
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REVISIONS

| | |
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| 1. Revised Townhome Layout | 5/20/02 |
| 2. Revised Townhome Layout | 9/1/02 |
| 3. Per Planning Commission Comments | 3/20/03 |
| 4. Townhome Layout | 2/14/03 |
| 5. Townhome Layout | 2/10/03 |
| 6. Condo. Layout | 1/21/03 |
| 7. Added dimensions, lot sizes & walks | 12/15/02 |

Preliminary Plan
Colette Highlands

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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: _____