



Project Data		R-7
	Provided	Required
Site		
Site Area (Gross, prior to Dedication)	± 41,987 sf	
Site Area (Net, after Dedication)	± 39,587 sf	14,400 sf (Per Unit Count)
Lot Size (Gross, prior to Dedication)	± 150' x ± 280'	
Lot Size (Net, after Dedication)	± 150' x ± 264'	
East (front) Setback (after 8' Ded.)	± 14'	25'
West (front) Setback (after 8' Ded.)	± 14'	25'
North (side) Setback	± 8'	15'
South (exterior side) Setback	± 20'	20'
Residential Site Data		
Dwelling Units	16	
Three Bedroom Min. sf	2400 sf	900 sf
Building Footprint	± 13,865 sf	
Gross Building Area	± 46,740 sf	
Building Area (Not Including Parking)	± 40,340 sf	
% Building Lot Coverage (Building Footprint / Net Site Area)	± 35%	55%
Floor Area Ratio (FAR) (Building Area / Net Site Area)	± 1.02	2.00
Parking	44	24
Stalls/Unit	2.75	1.50

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Sigwalt Townhomes
Arlington Heights, IL

Conceptual Site Plan





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South West Sigwalt Street View

43 South Vail Avenue
Arlington Heights, Illinois 60005
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Sigwalt Townhomes
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South West Sigwalt Aerial View

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South West Sigwalt View

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