DEVELOPER / SUBDIVIDER:

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PREPARED BY:

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VILLAGE OF ARLINGTON HEIGHTS

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Arlington Heights, IL 60005
Tel: 847-368-5000

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT

OF

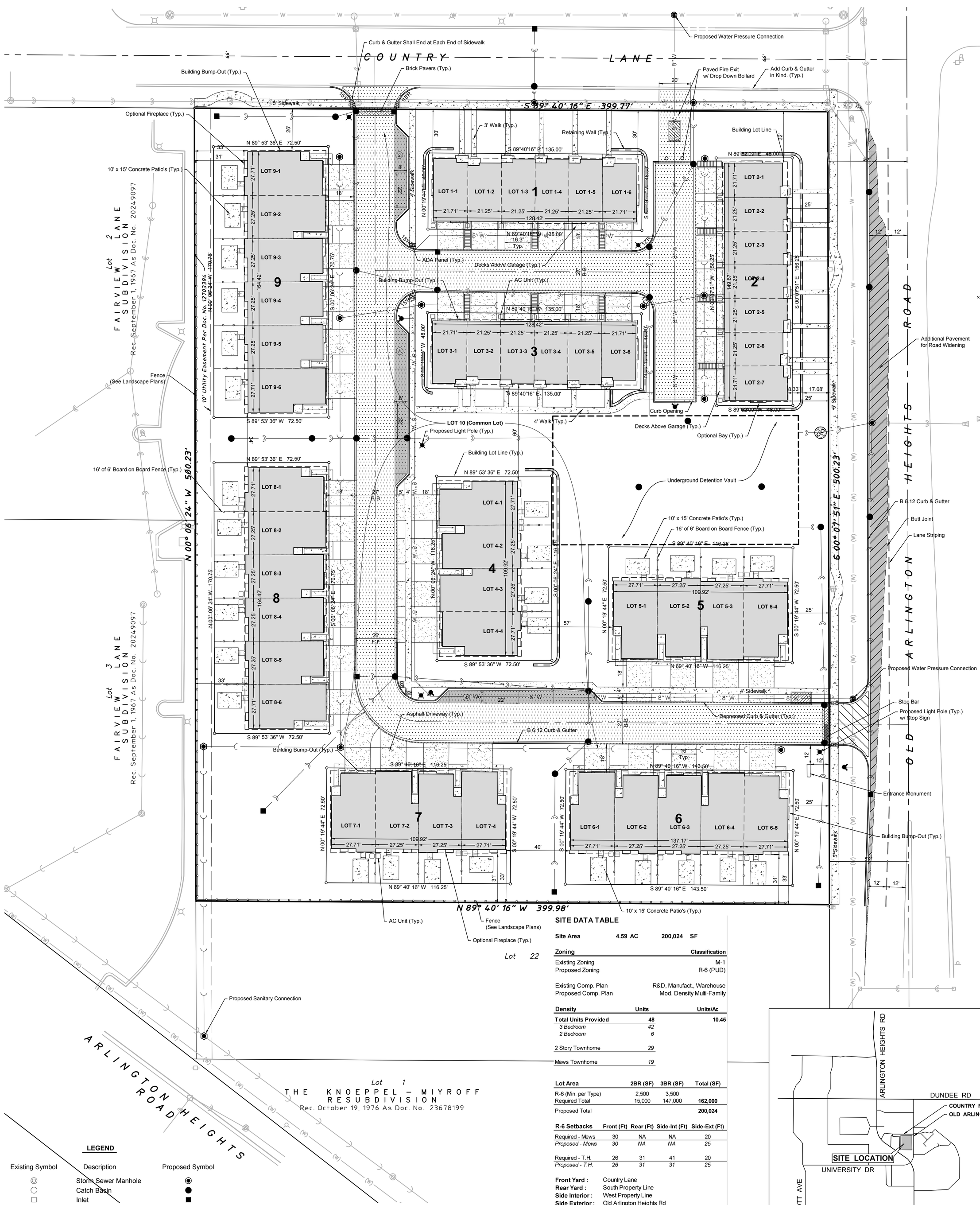
LEXINGTON HERITAGE

SHEET 1 OF 1

LEGAL DESCRIPTION

LOTS 17, 18, 19, 20, AND 21 IN FREEDOM SMALL FARMS, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

30 15 0 30
SCALE: 1" = 30'



SITE DATA TABLE

Site Area	**4.59 AC**	**200,024**	**SF**

Zoning	Classification
Existing Zoning	M-1
Proposed Zoning	R-6 (PUD)
Existing Comp. Plan	R&D, Manufact., Warehouse
Proposed Comp. Plan	Mod. Density Multi-Family

Density	Units	Units/Ac
Total Units Provided	**48**	**10.45**
3 Bedroom	*42*	
2 Bedroom	*6*	
2 Story Townhome	*29*	
Mews Townhome	*19*	

Lot Area	2BR (SF)	3BR (SF)	Total (SF)
R-6 (Min. per Type)	2,500	3,500	
Required Total	15,000	147,000	**162,000**
Proposed Total			**200,024**

R-6 Setbacks	Front (Ft)	Rear (Ft)	Side-Int (Ft)	Side-Ext (Ft)
Required - Mews	30	NA	NA	20
Proposed - Mews	*30*	*NA*	*NA*	*25*
Required - T.H.	26	31	41	20
Proposed - T.H.	*26*	*31*	*31*	*25*

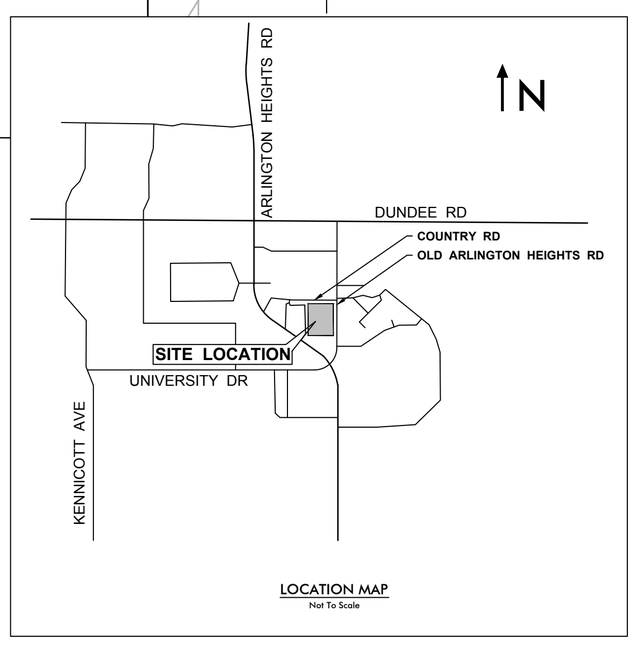
Front Yard : Country Lane
Rear Yard : South Property Line
Side Interior : West Property Line
Side Exterior : Old Arlington Heights Rd

Parking	Spaces	Spaces / Unit
Guest	10	0.21:1
Driveway	96	2:1
Garage	96	2:1
TOTAL	**202**	**4.21:1**

Coverage	Area (SF)	Area (Ac)	Area (%)
Impervious	105,805	2.43	52.9%
Buildings (w/ stoop)	*53,344*	*1.22*	*26.7%*
Pavement - Road	*26,166*	*0.60*	*13.1%*
Pavement - Driveway	*15,385*	*0.35*	*7.7%*
Sidewalk / Patio	*10,910*	*0.25*	*5.5%*
Pervious	94,219	2.16	47.1%
TOTAL	**200,024**	**4.59**	

Floor Area	Area (SF)	F.A.R (%)
Total	99,655	49.8%

Notes:
1) Trash storage area's to be located within individual garages
2) Bedroom mix shown is an estimate and subject to change



LOCATION MAP
Not To Scale

LEGEND

Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Sanitary Sewer Manhole	
C.O.	Clean Out	C.O.
	Storm Sewer	
	Sanitary Sewer	
	Sanitary Sewer Service	
W	Water Main	W
	Water Main Service	
	Fire Hydrant	
	Valve Vault	
B	Valve Box	B
	No. Parking Stalls	12
	Curb & Gutter	
	Lot Line	
	Easement Line	
	Property / Lot Line	

DIMENSION ABBREVIATION LEGEND

B-B	Back of Curb to Back of Curb
F-F	Face of Curb to Face of Curb
EP-EP	Edge of Pavement to Edge of Pavement
R	Radius

Surveyor's Notes:

1. Field work was completed on April 26, 2016.
2. The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2012) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
3. The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12A) as referenced from Kara Company's RTK Network.
4. Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E (1-800-892-0123).

REVISED: OCTOBER 31, 2016
REVISED: OCTOBER 15, 2016

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