

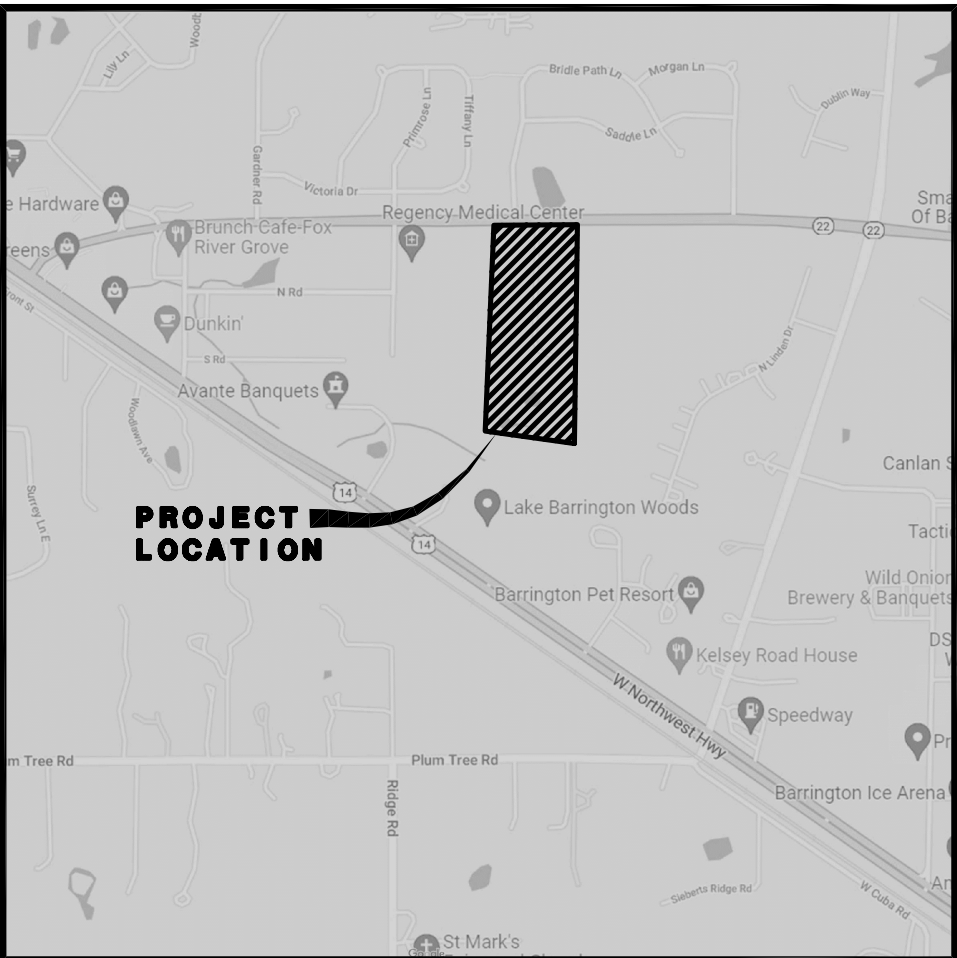
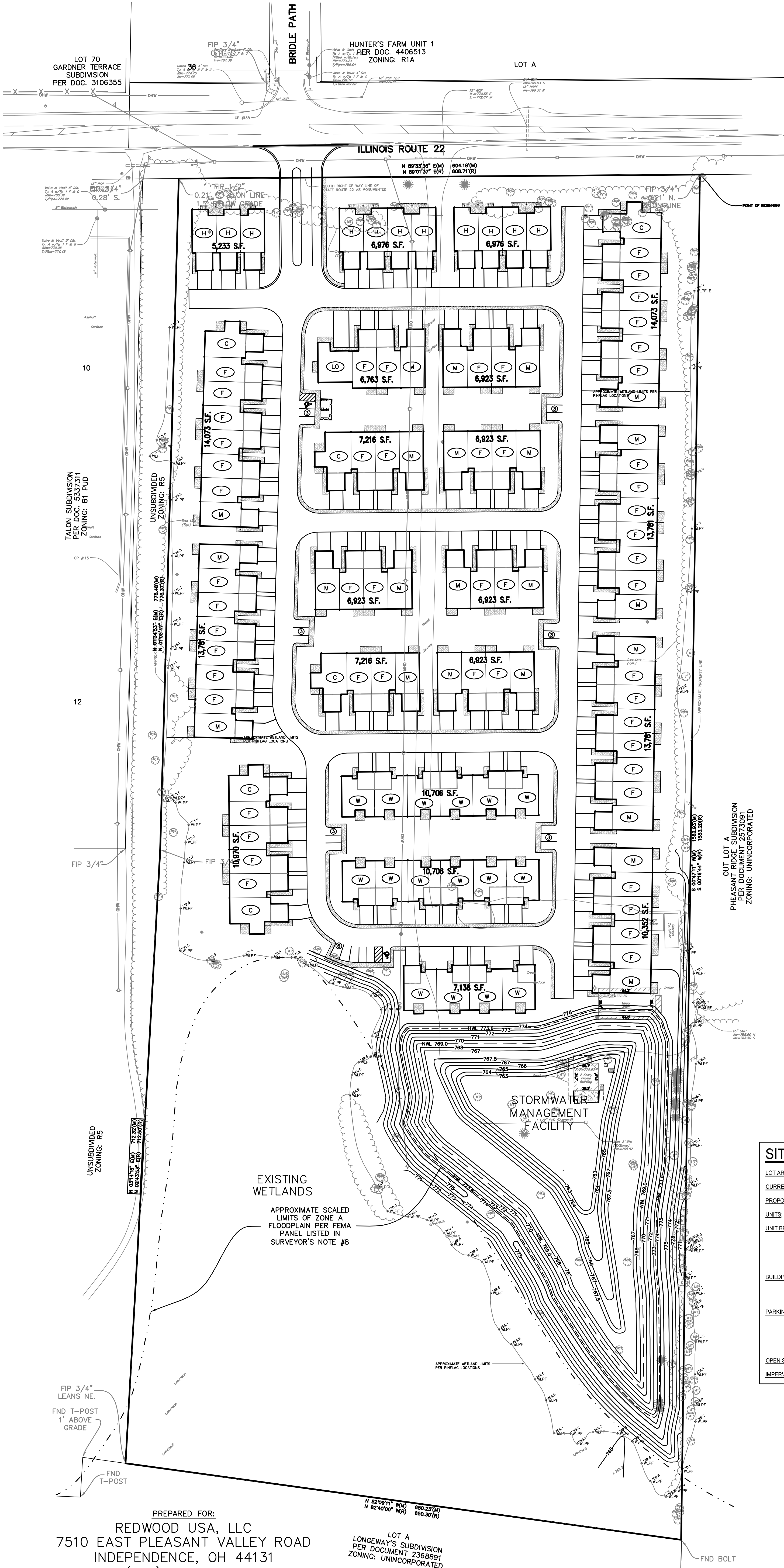
PRELIMINARY PLANNED UNIT DEVELOPMENT
FOR
FOX RIVER GROVE IL. ROUTE 22

PARCEL DESCRIPTION

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF STATE ROUTE 22 WITH THE EAST LINE OF SAID WEST 1/2 OF THE NORTHWEST 1/4; THENCE SOUTH 0 DEGREES 16 MINUTES 44 SECONDS WEST ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID WEST 1/2 OF THE NORTHWEST 1/4, 1583.20 FEET; THENCE NORTH 82 DEGREES 40 MINUTES 00 SECONDS WEST, 650.30 FEET; THENCE NORTH 2 DEGREES 43 MINUTES 53 SECONDS EAST, 712.50 FEET; THENCE NORTH 1 DEGREE 06 MINUTES 47 SECONDS EAST, 778.37 FEET; THENCE NORTH 89 DEGREES 01 MINUTES 37 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF STATE ROUTE 22, 608.71 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS;

EXCEPTING THEREFROM THAT PART OF THE LAND CONVEYED TO STATE OF ILLINOIS FOR THE USE AND BENEFIT OF THE DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED MAY 7, 1992 AS DOCUMENT NUMBER 3154252.



LOCATION MAP

ZONING DEVIATION LIST:

- Article VI.F.8.1: Interior side yards for multiple-family dwelling - two side yards having a combined width of not less than twenty (20) feet with neither side yard less than nine (9) feet wide and a side yard adjoining a street as herein required for a side yard adjoining a street in the R-2 District;
- Article VI.F.10.c: When the side wall of a building faces the front or rear wall of the nearest building, the distance between the two building walls shall be not less than thirty (30) feet, except when the facing side wall contains more than two windows on a floor that are not windows from bathrooms or storage rooms, such distance between buildings shall be not less than forty (40) feet, or not less than fifty (50) feet if a main entrance doorway is also in such side wall;
- Article VI.F.10.d: When the side wall containing not more than four (4) windows, two (2) of which are from bathrooms or storage rooms, faces such side wall of the nearest building, the distance between the two building walls shall be not less than ten (10) feet. When the facing side wall of either or both of such buildings contains more than two windows that are not windows from bathrooms or storage rooms, the distance between walls shall be not less than forty (40) feet, or not less than fifty (50) feet if either or both such side walls also contain a main entrance doorway.

ABBREVIATIONS

N.	- NORTH	L.S.B.	- LANDSCAPE BUFFER
S.	- SOUTH	REC.	- RECORD
E.	- EAST	SEC.	- SECTION
W.	- WEST	L	- ARC LENGTH
NW.	- NORTHWEST	R	- RADIUS
DOC.	- DOCUMENT	R.O.W.	- RIGHT OF WAY
MON.	- MONUMENT	Ac.	- ACRES
O	- ON LINE	S.F.	- SQUARE FEET
B-B	- BACK TO BACK	1/4	- QUARTER
B.S.L.	- BUILDING SETBACK	B/C	- BACK OF CURB
E.T.B.E.	- EXCEPTION TO BLANKET EASEMENT	FIP	- FOUND IRON PIPE
		E-E	- EDGE TO EDGE

LINE LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- BUILDING LINE (Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- PHASE LINE/LOT LINE (Heavy Dashed Lines)
- FLOODPLAIN LINE (Heaviest Dashed Lines)

SITE DATA:

LOT AREA:	#21.34 ACRES
CURRENT ZONING:	R-1
PROPOSED ZONING:	R-3 PUD
UNITS:	110 TOTAL UNITS
UNIT BREAKDOWN:	11 - HYDENWOOD UNITS (10%) 54 - FORESTWOOD UNITS (49%) 23 - MEADOW UNITS (21%) 6 - CAPEWOOD UNITS (5%) 16 - WILLOWWOOD UNITS (15%) 110 TOTAL UNITS = 5.15 UNITS PER ACRE
BUILDING SETBACK:	SIDE TO SIDE 20 FT. REAR TO SIDE 45 FT. REAR TO REAR 50 FT. FRONT TO SIDE 60 FT.
PARKING:	REQUIRED 220 PROVIDED 220 GARAGE 220 DRIVEWAY 220 COMMUNITY PARKING 24 TOTAL 464
OPEN SPACE:	12.49 AC. 58.5% OF TOTAL
IMPERVIOUS:	8.85 AC. 41.5% OF TOTAL

NOTES

LOT NUMBERING HEREON IS CONSISTENT WITH THE PREDEFINED LOT NUMBERING SCHEME FOR THE ENTIRE REDWOOD DEVELOPMENT. THERE IS NO BLOCK 1 AS REQUESTED BY CLIENT.

3/4 INCH IRON PIPE OR MAG NAIL SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

DIMENSIONS ENCLOSED WITH () ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

P.E. - INDICATES PUBLIC UTILITY & CITY EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

BLANKET GENERAL CITY EASEMENT AND UTILITY EASEMENT OVERALL WITH AN EXCEPTION OF THE BUILDING ENVELOPE.

BUILDING ENVELOPES WILL BE DIMENSIONED AND LOCATED AT FINAL PLAT (DEVELOPED AS ETBE)



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