

SITE DATA

EXISTING ZONING: R-4
 PROPOSED ZONING: R-6 PUD
 SITE AREA = 32.81 ACRES
 TOTAL LOTS = 1
 DENSITY = 10.9 DU/AC

MAXIMUM BUILDING HEIGHT (APARTMENT) REQUIREMENT: 35 FEET
 MAXIMUM BUILDING HEIGHT (APARTMENT) PROVIDED: 59' 10" FEET

MAXIMUM BUILDING HEIGHT (TOWNHOME) REQUIREMENT: 35 FEET
 MAXIMUM BUILDING HEIGHT (TOWNHOME) PROVIDED: 42' 6" FEET

FRONT BUILDING SETBACK REQUIREMENT: 30 FEET
 FRONT BUILDING SETBACK PROVIDED: 40.6 FEET

FRONT PARKING SETBACK REQUIREMENT: 40 FEET
 FRONT PARKING SETBACK PROVIDED: 54.8 FEET

PERIPHERAL BUILDING SETBACK REQUIREMENT: 10 FEET
 PERIPHERAL BUILDING SETBACK PROVIDED: 10.0 FEET

PERIPHERAL PARKING SETBACK REQUIREMENT: 10 FEET
 PERIPHERAL PARKING SETBACK PROVIDED: 12.5 FEET

MAXIMUM LOT COVERAGE REQUIREMENT: 30%
 LOT COVERAGE PROVIDED: 14%

MAXIMUM IMPERVIOUS AREA: 55%
 IMPERVIOUS AREA PROVIDED: 42%

MINIMUM LANDSCAPE AREA: 45%
 LANDSCAPE AREA PROVIDED: 58%

APARTMENT DATA:
 1 BEDROOM: 174 UNITS
 2 BEDROOM: 96 UNITS
 TOTAL: 270 UNITS

APARTMENT PARKING SUMMARY:
 REQUIRED:
 1.5 STALLS PER 1 BEDROOM UNIT = 261 STALLS
 2 STALLS PER 2 BEDROOM UNIT = 192 STALLS
 TOTAL REQUIRED PARKING STALLS = 453 STALLS

PROVIDED:
 OUTDOOR PARKING = 370 STALLS
 TUCK-UNDER GARAGE PARKING = 105 STALLS
 DETACHED GARAGE PARKING = 80 STALLS
 TOTAL PROVIDED PARKING STALLS = 555 STALLS

TOWNHOME / ROWHOME DATA:
 2 BEDROOM TOWNHOME: 11 UNITS
 3 BEDROOM TOWNHOME: 26 UNITS
 2 BEDROOM ROWHOME: 35 UNITS
 3 BEDROOM ROWHOME: 10 UNITS
 TOTAL: 87 UNITS

TOWNHOME / ROWHOME PARKING SUMMARY:
 REQUIRED:
 2 STALLS PER 2 BEDROOM UNIT = 92 STALLS
 2.5 STALLS PER 3 BEDROOM UNIT = 103 STALLS
 GUEST PARKING 1 PER 20 STALLS = 10 STALLS
 TOTAL REQUIRED PARKING STALLS = 205 STALLS

PROVIDED:
 TOWNHOME DRIVE STALLS = 63 STALLS
 TOWNHOME GARAGE STALLS = 63 STALLS
 ROWHOME DRIVE STALLS = 20 STALLS
 ROWHOME GARAGE STALLS = 100 STALLS
 GUEST STREET PARKING = 57 STALLS
 TOTAL PROVIDED PARKING STALLS = 303 STALLS

LAND USE BREAKDOWN:

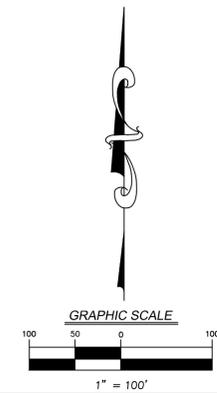
	Residential	Commercial	Industrial	Open Space	Institutional	Other	Total
No. of acres	12.71	N/A	N/A	20.10	N/A	N/A	32.81 ac
Percentage of Total	39%	N/A	N/A	61%	N/A	N/A	100%

RESIDENTIAL DENSITY:

Type of Unit	Number of Units	Net Acres	Net Density (Unit/ac)	Gross Acres	Gross Density
Single-Family	N/A	N/A	N/A	N/A	N/A
Townhome / Rowhome	87	13.73	6.34	13.73	47%
Apartments	270	19.08	14.15	0	0
Total	357	32.81	10.88		

NOTES:

- ALL DIMENSIONS SHOWN, WITH THE EXCEPTION OF RADIAL DIMENSIONS, ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED YELLOW UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.



REVISIONS		NO.	DATE	DESCRIPTION
1	08-25-23	DF		REVISED UTILITY CONNECTIONS
2	01-26-24	ND		REVISED PER PRG COMMENTS
3	05-07-24	RI		REVISED PER PRG COMMENTS

ORIGINAL ISSUE DATE: MAY 10, 2023

PROJECT NO.: 220205 S04
 PROJECT MANAGER: DF
 DESIGNED BY: ND
 DRAWN BY: RI

OVERALL SITE PLAN

LOEBER FARM

SCHAUMBURG NITTI MULTIFAMILY ILLINOIS

7325 Janes Avenue
 Woodridge, IL 60517
 630.724.9200 phone
 www.v3co.com

DRAWING NO.
3.0

N:\2022\220205\Drawings\ACAD\LD\S04\Sheet Drawings\3.0 Site220205 S04.dwg 5/7/2024