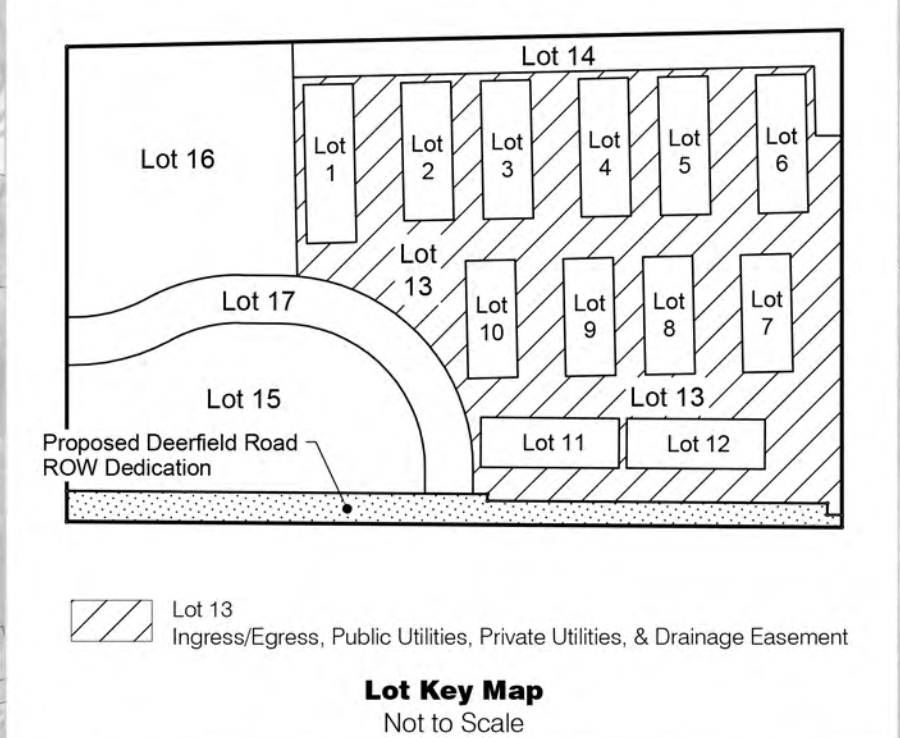
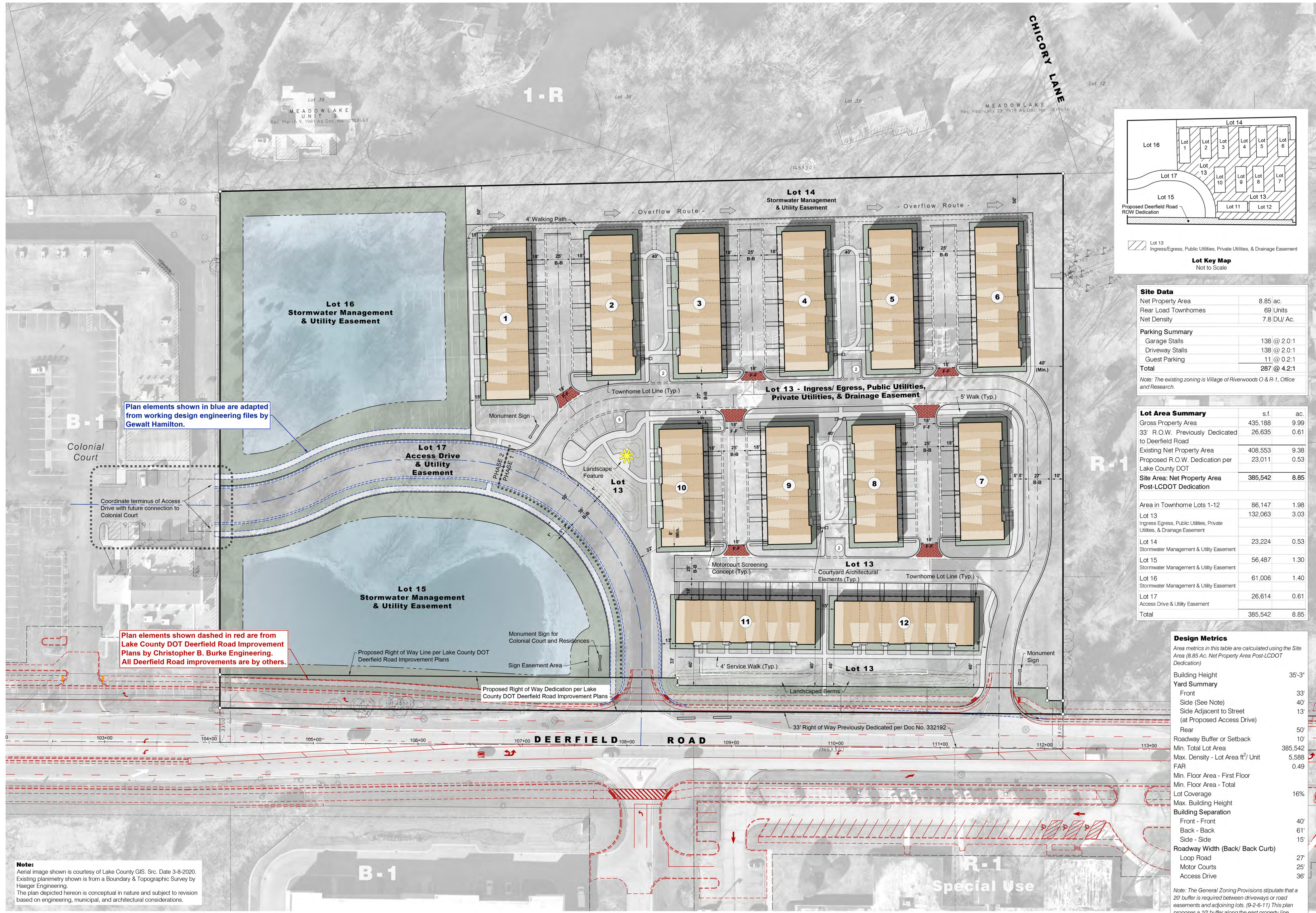




Scale: 1" = 40'



Site Data

Net Property Area	8.85 ac.
Rear Load Townhomes	69 Units
Net Density	7.8 DU/ Ac.

Parking Summary

Garage Stalls	138 @ 2.0:1
Driveway Stalls	138 @ 2.0:1
Guest Parking	11 @ 0.2:1
Total	287 @ 4.2:1

Note: The existing zoning is Village of Riverwoods O & R-1, Office and Research.

Lot Area Summary

	s.f.	ac.
Gross Property Area	435,188	9.99
33' R.O.W. Previously Dedicated to Deerfield Road	26,635	0.61
Existing Net Property Area	408,553	9.38
Proposed R.O.W. Dedication per Lake County DOT	23,011	0.53
Site Area: Net Property Area Post-LCDOT Dedication	385,542	8.85

Area in Townhome Lots 1-12	86,147	1.98
Lot 13	132,063	3.03
Ingress Egress, Public Utilities, Private Utilities, & Drainage Easement		
Lot 14 Stormwater Management & Utility Easement	23,224	0.53
Lot 15 Stormwater Management & Utility Easement	56,487	1.30
Lot 16 Stormwater Management & Utility Easement	61,006	1.40
Lot 17 Access Drive & Utility Easement	26,614	0.61
Total	385,542	8.85

Design Metrics

Area metrics in this table are calculated using the Site Area (8.85 Ac. Net Property Area Post-LCDOT Dedication)

Building Height	35'-3"
Yard Summary	
Front	33'
Side (See Note)	40'
Side Adjacent to Street (at Proposed Access Drive)	13'
Rear	50'
Roadway Buffer or Setback	10'
Min. Total Lot Area	385,542
Max. Density - Lot Area ft ² / Unit FAR	5,588 0.49
Min. Floor Area - First Floor	
Min. Floor Area - Total	
Lot Coverage	16%
Max. Building Height	
Building Separation	
Front - Front	40'
Back - Back	61'
Side - Side	15'
Roadway Width (Back/ Back Curb)	
Loop Road	27'
Motor Courts	25'
Access Drive	36'

Note: The General Zoning Provisions stipulate that a 20' buffer is required between driveways or road easements and adjoining lots. (9-2-6-11) This plan proposes a 10' buffer along the east property line.

Plan elements shown in blue are adapted from working design engineering files by Gewalt Hamilton.

Plan elements shown dashed in red are from Lake County DOT Deerfield Road Improvement Plans by Christopher B. Burke Engineering. All Deerfield Road improvements are by others.

Note:
Aerial image shown is courtesy of Lake County GIS. Src. Date 3-9-2020.
Existing planimetry shown is from a Boundary & Topographic Survey by Haeger Engineering.
The plan depicted hereon is conceptual in nature and subject to revision based on engineering, municipal, and architectural considerations.

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PRELIMINARY SITE PLAN
RIVERWOODS RESERVE
VILLAGE OF RIVERWOODS, LAKE COUNTY, ILLINOIS

Project Manager: T A S
Engineer: P A C
Date: 12-3-2021
Project No.: 20147
Sheet: 1