



Delineated Woodland Area Summary

Total Delineated Woodland Area	1.29 ac.
Area of Lot 16 Woodland to be Impacted	0.11
Area of Lot 16 Woodland to be Preserved	0.02
Area of Townhome Lot to be Impacted	0.14
Area of Townhome Lot to be Preserved	1.02
Total Impacted Area	0.25 19.4%
Total Protected Area	1.04 80.6%

1. Woodland delineation is from the 'Riverwoods Woodland Delineation by Parcel' exhibit dated April 8, 2017 and 9/8/2017 by Applied Ecological Services, Inc.

Design Metrics

Area metrics in this table are calculated using the 9.38 acre Existing Net Property Area and do not reflect the proposed LCDOT dedication

Building Height	35'
Yard Summary	
Front	25'
Side	30'
Side Adjacent to Street (at Proposed Access Drive)	25'
Rear	108'
Total Lot Area	408,553
Minimum Lot Area	6,350
Minimum Lot Width	122.5
Max. Density - Lot Area ft ² /Unit	7,566
FAR	0.36
Min. Floor Area - First Floor	
Min. Floor Area - Total	
Lot Coverage	12%
Building Separation	
Front - Front	40'
Back - Back	61'
Side - Side	20'
Roadway Width (Back/ Back Curb)	
Loop Road	25'
Motor Courts	25'
Access Drive	36' and 30'

Lot Area Summary

	s.f.	ac.
Record Gross Property Area	435,188	9.99
33' R.O.W. Previously Dedicated to Deerfield Road per Doc. 332192	26,635	0.61
Existing Gross Property Area	408,553	9.38
Proposed R.O.W. Dedication per Lake County DOT	23,011	0.53
Net Property Area	385,542	8.85
Post-LCDOT Dedication		
Area in Townhome Lots 1-10	66,528	1.53
Lot 11 Ingress Egress, Public Utility, Private Utility, and Drainage Easement	114,408	2.63
Lot 12 Stormwater Management, Utility Easement, and Woodland Area	59,440	1.36
Lot 13 Stormwater Management & Utility Easement	63,379	1.45
Lot 14 Stormwater Management & Utility Easement	62,981	1.45
Lot 15 Access Drive & Utility Easement	18,807	0.43
Total	385,542	8.85

Site Data

Gross Property Area	9.38 ac.
Rear Load Townhomes	54 Units
Net Density	5.8 DU/ Ac.
Parking Summary	
Garage Stalls	108 @ 2.0:1
Driveway Stalls	108 @ 2.0:1
Guest Parking - Parallel, Loop Road	3 @ 0.1:1
Guest Parking - Access Drive	10 @ 0.2:1
Total	229 @ 4.2:1

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

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 3-8-2020.
Existing planimetry shown is from a Boundary & Topographic Survey by Haeger Engineering.
The plan depicted herein is conceptual in nature and subject to revision based on engineering, municipal, and architectural considerations.

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PRELIMINARY SITE PLAN
54 UNITS
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