



**B-2**  
Community  
Retail

**R-2**  
Medium-Low Density  
Single Family  
Residential

**NOTE:**  
 1. Existing zoning is M-1 Light Manufacturing; Proposed zoning is PUD.  
 2. All proposed townhome units are rear-load "Mews" 3-bedroom units. Bedroom mix is an estimate and subject to final sales.  
 3. The proposed PUD is located in Community Unit School District 200.  
 4. See Engineering Plans for complete information on existing conditions, drainage and grading, utilities, and proposed structures.  
 5. See Final PUD Landscape Plan by Gary R. Weber Associates, Inc. for proposed landscaping.  
 6. See Lexington Trace Unit Three Final Plat of Subdivision for complete lot dimensions, easement information, and common areas.

**Site Data**

	Acres	Percent
Total Site Area	3.43	100.00
Building Cover	0.70	20.54
Pavement Cover	0.87	25.40
Open Space	1.85	54.06

Total Number of Units = 36  
 Gross Site Density = 10.5 D.U./Ac. (36 du / 3.43 ac)

**Parking Provided:**

Garages	= 72 @ 2:1
Driveways	= 72 @ 2:1
Off-street guest	= 10 @ 0.28:1
<b>Total</b>	<b>= 154 @ 4.28:1</b>

**Design Standards:**

**Yard Summary:**

Front - Butterfield Road	35 ft
Side Interior - West Line	30 ft
Side Interior - East Line	20 ft
Rear - South Line	70 ft

**Building to Building:**

Front to Front	= 50 ft
Rear to Rear Building	= 60 ft
Side to Side	= 20 ft
Side to Rear	= 70 ft

**R-2 Zoning Metrics**

	R-2 Zoning	Proposed PUD
Lot Area per unit	18,000 sf	4,149 sf
Minimum Lot width	90 ft	33'
Minimum Front & Corner Side yard	40 ft	35 ft & 20 ft
Minimum Interior Side yard	12/5 ft	20'
Minimum Rear yard	60 ft	70'
Minimum Ground Floor area per du	700 sf	334 sf
Maximum Lot Coverage	18%	21%
Maximum Building Height	34 ft	33'-3"

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**FINAL PUD SITE PLAN**  
**LEXINGTON TRACE - UNIT 3**  
 CITY OF WARRENVILLE, DU PAGE COUNTY, ILLINOIS

Project Manager: L A K  
 Engineer: D J V  
 Date: 5-20-2022  
 Project No. 21041  
 Sheet 1