



Site Data

	Acres	Percent
Total Site Area	1.85	100.00
Rte 59 ROW Dedication	0.08	4.12
Net Site Area	1.78	
Building Cover	0.23	12.67
Pavement Cover	0.20	10.78
Open Space	1.34	72.43
Total Number of Units	= 12	
Gross Site Density	= 6.48 D.U./Ac. (12 du / 1.85 ac)	
Net Site Density	= 6.76 D.U./Ac. (12 du / 1.78 ac)	
Parking Provided:		
Garages	= 24 @ 2:1	
Driveways	= 24 @ 2:1	
Total	= 48 @ 4:1	

Design Standards

Yard Summary:	
Front - Rte 59	40 ft
Side Interior - North Line	30 ft
Side Interior - South Line	3 ft
Building to Building:	
Front to Front	= NA
Rear to Rear Building	= 60 ft
Rear to Rear Garage	= NA
Side to Side	= NA
Side to Rear	= NA

R-2 Zoning Metrics

	R-2 Zoning	Proposed PUD
Lot Area per unit	18,000 sf	6,446 sf (net site)
Minimum Lot width	90 ft	166 ft
Minimum Front & Corner Side yard	40 ft	40 ft & NA
Minimum Interior Side yard	12/5 ft	3'
Minimum Rear yard	60 ft	>250'
Minimum Ground Floor area per du	700 sf	334 sf
Maximum Lot Coverage	18%	13.2 % (net site)
Maximum Building Height	34 ft	33'-3"

NOTE:
 1. Existing zoning is R-2 Medium-Low Density Single Family Residential; 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 Two Final Plat of Subdivision for complete lot dimensions, easement information, and common areas.

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FINAL PUD SITE PLAN
LEXINGTON TRACE - UNIT 2
 CITY OF WARRENVILLE, DU PAGE COUNTY, ILLINOIS

Project Manager: L A K
 Engineer: D J V
 Date: 5-20-2022
 Project No. 22020
 Sheet 1