

#### SITE DATA

LAND USE	UNITS	ACRES	PERCENT
TOWNHOMES	105	16.27	53.31%
TWO-FAMILY	62	9.08	29.75%
ROW	-	5.17	16.94%
TOTAL	167	30.52	100.00%

DENSITY: 167 DU/30.52 AC = 5.47 DU/AC  
LANDSCAPE AREA: = 59174 S.F. (13.6 AC)  
44.5% OF SITE

LOT COVERAGE	% OF SITE
SITE	21.78%
TOWNHOMES	25.03%
TWO-FAMILY	28.34%

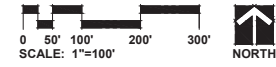
PARKING	REQUIRED	PROVIDED
TOWNHOMES:	210 SPACES (2 PER UNIT)	435 SPACES (4.1 PER UNIT)
		210 OFF STREET GUEST

TWO-FAMILY:	REQUIRED	PROVIDED
	124 SPACES (2 PER UNIT)	248 SPACES (4 PER UNIT)
		124 DRIVEWAY SPACES

- PROPOSED SETBACKS:
- TOWNHOMES:
- MINIMUM FRONT TO ROW = 25 FT.
  - MINIMUM SIDE TO ROW = 20 FT.
  - MINIMUM SIDE TO PERIMETER = 34 FT.
  - BUILDING TO BUILDING SEPARATIONS:
  - MINIMUM FRONT TO FRONT = 60 FT.
  - MINIMUM FRONT TO SIDE = 40 FT.
  - MINIMUM SIDE TO SIDE = 20 FT.
  - MINIMUM SIDE TO REAR = 20 FT.
  - MINIMUM REAR TO REAR = 50 FT.
  - MINIMUM GARAGE TO GARAGE = 60 FT.
- TWO-FAMILY:
- MINIMUM FRONT YARD = 30 FT.
  - MINIMUM REAR YARD = 30 FT.
  - MINIMUM INTERIOR SIDE YARD = 10 FT.
  - MINIMUM EXTERIOR SIDE YARD
  - ABUTTING COLLECTOR = 20 FT.
  - MINIMUM EXTERIOR SIDE YARD
  - ABUTTING LOCAL STREET = 20 FT.

- NOTES:
- EXISTING ZONING IS BC & RM-3 IN THE CITY OF ST. CHARLES.
  - PROPOSED ZONING IS RM-2 IN THE CITY OF ST. CHARLES.
  - INCLUDES LOTS 503-511
  - INCLUDES LOTS 1-31, 501 AND 502

#### SITE PLAN



## CHARLESTOWNE LAKES ST. CHARLES, ILLINOIS SITE PLAN

REV 3	5.13.2022
REV 2	3.24.2022
REV 1	2.23.2022

DATE	12.3.2021
PROJECT NO.	DR2061
DRAWN	TRC
CHECKED	MGH
SHEET NO.	