

SITE DATA

ZONING: MU-2 (MIXED USE RESIDENTIAL/COMMERCIAL w/SPECIAL USE PERMIT (SUP))

LOT AREA:

LOT 1:	6.057 ACRES
LOT 2:	10.675 ACRES
ROW DEDICATION:	0.405 ACRE
TOTAL:	17.137 ACRES

LOT WIDTH:

LOT 1:	721.85 FT
LOT 2:	757.12 FT

SETBACKS:

STREET YARD:	20 FT
16.76 FT - BUILDING #6	
16.98 FT - BUILDING #8	
18.30 FT - BUILDING #11	
REAR YARD:	30 FT

FAR:

LOT 1:	134,919/263,848 SF = 0.51
LOT 2:	128,323/464,982 SF = 0.28

LOT COVERAGE:

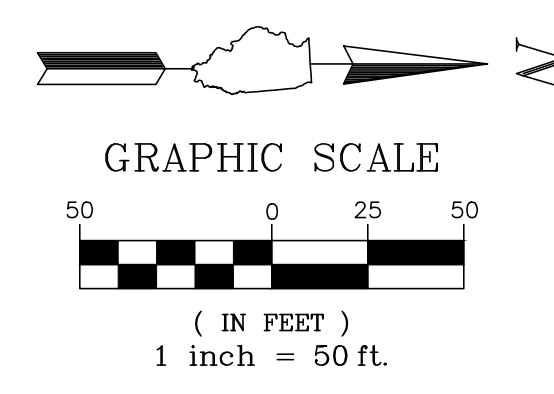
LOT 1	
BUILDINGS	47,721/263,848 SF = 18.09%
PAVEMENT	32,468/263,848 SF = 12.31%
CONCRETE	20,218/263,848 SF = 7.66%
GREEN SPACE	163,436/263,848 SF = 61.94%
LOT 2	
BUILDINGS	50,133/464,982 SF = 10.78%
PAVEMENT	85,746/464,982 SF = 18.44%
CONCRETE	18,915/464,982 SF = 4.07%
GREEN SPACE	310,209/464,982 SF = 66.71%

PARKING REQUIRED:

LOT 1:	207 SPACES
LOT 2:	208 SPACES

PARKING PROVIDED:

LOT 1:	211 SPACES
LOT 2:	230 SPACES



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P.U.D. PLAT
WOODS OF TERRA SPRINGS
HARTIGAN ROAD AND TERRA SPRINGS DRIVE
VOLO, ILLINOIS

FILE:	5575-000-PR7.dwg
DRAWN BY:	GHA
DATE:	06.30.20
CHECKED BY:	DED
DATE:	06.30.20
SCALE:	1"=50'
GHA PROJECT #:	5575.100
SCALE:	1"=50'

SHEET NUMBER:
1
OF 1 SHEETS