**GENERAL NOTES**

1. Erosion and sediment control practices shall be prescribed in the PRCD and MXD. Implement erosion control practices to prevent soil erosion during construction and after stabilization.
2. All soils must be compacted to appropriate standards. Compaction shall be verified by an independent third party.
3. All utilities shall be installed in accordance with local codes and regulations.
4. Traffic control measures shall be provided to ensure the safety of the public and construction workers.

**PROPERTY DEVELOPMENT REGULATIONS**

<table>
<thead>
<tr>
<th>Property Development Regulations</th>
<th>Min.</th>
<th>Max.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size</td>
<td>250 ft</td>
<td>300 ft</td>
</tr>
<tr>
<td>Frontage</td>
<td>60 ft</td>
<td>70 ft</td>
</tr>
<tr>
<td>Depth</td>
<td>150 ft</td>
<td>180 ft</td>
</tr>
<tr>
<td>Height Limit</td>
<td>35 ft</td>
<td>40 ft</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>30%</td>
<td>40%</td>
</tr>
<tr>
<td>Parking</td>
<td>2 cars</td>
<td>3 cars</td>
</tr>
</tbody>
</table>

**PROJECT INFORMATION**

- **Site Address:** 1234 Main St, Alton, IL 60401
- **Property Control Numbers:** 52-42-41-26-00-004-0010
- **Petition Number:** SPLN-16-04-TBD
- **Total Site Area:** 113.23 AC
- **Zoning:** PCD/MXD
- **Current Future Land Use:** DRI/MXD
- **Total Site Area for Parcels D, E, & F:** 94.50 AC

**BUILDING DATA**

- **Unit Counts - DUs:**
  - Single Family Lots (40' X 130') 85
  - Single Family Lots (55' X 130') 231
  - Townhome Lots (22' X 77.5') 199
  - Total 515

**OVERALL DENSITY:**

- **Density:** 4.55 DU/AC

**BUILDING HEIGHT:**

- **Single Family:** 36' MAX
- **2-Story:** 36' MAX
- **Townhome:** 45' MAX
- **3-Story:** 39' MAX

**LOT COVERAGE:**

- **Single Family:** 55% MAX
- **Townhome/MF:** 81% MAX (within setback)

**COMMUNITY PARK AREA:**

- **Size:** 10 AC

**LAND USE SF AC %**

- **Single Family Residential & Townhome Lots:** 2,302,252.33 / 46.68%
- **Right of Ways - Vehicular Roads & Rows:** 928,599.25 / 18.83%
- **Open Space, Common Use Tracts, & Buffers:** 453,291.52 / 9.19%
- **Preserve:** 66,616.09 / 1.35%
- **Lake Tracts & Lake Surface:** 365,706.09 / 7.41%
- **Community Park Area Within Tract Def:** 367,760.00 / 7.46%
- **Alton Row:** 254,120.00 / 5.15%
- **Lake 3 Area:** 193,731.00 / 3.93%

**TOTAL SITE AREA:**

- **Size:** 4,932,081 SF

**SURFACE COVER**

- **ImperVIOUS AREA SF AC %**
  - **Single Family Residencial & Townhome Lots:**
    - Building Lot Coverage (Estimated 55%) 1,266,238.78 / 30.76%
    - Private Walks, Driveways, and Patios (Estimated 25%) 575,563.08 / 13.98%
  - **Right of Ways**
    - Vehicular Use Area (Include Parking & Alleys) 553,490.89 / 13.45%
    - Sidewalks Within Rows 113,397.04 / 2.75%
  - **Open Space, Common Use Tracts, & Buffers**
    - Side Walks & Walls Within Open Space 73,229.53 / 1.78%

**TOTAL IMPERVIOUS AREA:**

- **Size:** 2,581,919.32 / 62.72%

**PERVIOUS AREA SF AC %**

- **Single Family Residential & Townhome Lots**
  - Single Family Exterior Open Space (Estimated 20%) 460,450.47 / 11.19%
- **Right of Ways**
  - Greenspace Within Rows 261,711.32 / 6.36%
- **Open Space and Common Use Tracts & Buffers**
  - Green Space Within Open Space & Common Use 380,062.00 / 9.23%
  - Preserve, Lake Tracts & Lake Surface 432,322.18 / 10.50%

**TOTAL PERVIOUS AREA:**

- **Size:** 1,534,545.96 / 37.28%

**TOTAL SITE AREA:**

- **Size:** 4,116,513 SF

**NOTES:**

- Calculations may vary slightly due to CAD operator human error.

**LAKE FRONTAGE DATA**

- **Lake 1**
  - 1,211 ft / 303 ft
- **Lake 2**
  - 1,643 ft / 411 ft
- **Lake 3**
  - 1,943 ft / 486 ft
- **Total**
  - 4,797 ft / 1,199 ft

**LEGAL DESCRIPTION**

No legal description is provided in the document. It may be found in the original plans and records.