


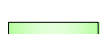






**Non-Residential Development Data**


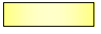
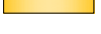





	Approx. Acreages	% Total Area
	Commercial & Town Center	118± 10.96
	Park***	65± 6.04
	Village Property	18± 1.67
	Open Space***	380± 35.28
	Metra Parcel	20 1.86
	Major Road ROWs	137± 12.72
	Landscape Buffer****	
	Fire Station	10± 0.93

\*\*\* Parks and Open Space shall constitute a minimum of 25% of residential area.

\*\*\*\* Non-Dedicated Landscape Easement Buffers shall be 25'-50'.

**Residential Development Data**

**Bulk Regulations**  
(Modifies Subdivision and Zoning Regulations)

Neighborhood	Approx. Acreage	% Total Area	Min. Lot Area	Min Lot* Width	Minimum Setbacks					Number of Lots
					Front Yard	Corner Side Yard	Side Yard	Total Side	Rear Yard	
 Neighborhood 1	97±	9.01	30,000 s.f.	80 ft	40 ft	35 ft	20 ft	40 ft	40 ft	133
 Neighborhood 2a, 2b, 2c & 2d	70±	6.50	10,000 s.f.	70 ft	30 ft	30 ft	8 ft	18 ft	30 ft	273
 Neighborhood 3	55±	5.11	10,000 s.f.	70 ft	30 ft	30 ft	8 ft	18 ft	30 ft	226
 Neighborhood 4a & 4b (Neotraditional)	45±	4.178	7,500 s.f.	50 ft	TBD	TBD	TBD	TBD	TBD	209
 Neighborhood 5*** (Age Restricted)	49±	4.55	5,500 s.f.	50 ft	20 ft**	20ft	5ft	10 ft	20ft	343
 Neighborhood 6a (Townhomes)	7±	0.65	3,500 s.f.	20 ft	15 ft	15ft	5 ft	10 ft	25 ft	57
 VARIES Neighborhood 6b & 4a (Row Houses)	7±	0.65	1,560 s.f.	24 ft	0 ft	0 ft	0 ft	0 ft	0 ft	117
 Town Center (Row Houses)				24 ft	0 ft	0 ft	0 ft	0 ft	0 ft	59

\* At building setback line  
 \*\* 20 ft for building/10 ft for porch  
 \*\*\* No more than 25% shall be attached product

**Maximum Total Units** 1,417  
 Note: Maximum Total Units not withstanding minimum lot area

# WILDFLOWERS OF PRAIRIE GROVE

## PRELIMINARY PLAN OF SUBDIVISION BULK REGULATIONS

April 2, 2007

