



PUD MASTER PLAN ANALYSIS

DEVELOPMENT

NW Corner of Cline Avenue & Ernie Strack Drive
Highland, Indiana

Proposed Use Senior Living Development/Mixed Use
Existing Zoning R-1A Single Family (Large Lot) Residential District
Required Zoning R-3 PUD

Development Parcel Area	734,976 sf 16.87 Acres
Lot 1 - Senior Living	331,641 sf 7.61 Acres
Lot 2	403,335 sf 9.26 Acres
Senior Living Building Envelope Area	65,600 sf
Senior Living Building Floor Area	168,000 sf
Senior Living Floor Area Ratio Req'd (Max) Provided	0.50 0.51

SETBACKS - LOT 1

	Front Yard (Cline Ave.)	Rear Yard (43rd St.)	Side Yard (West)	Corner Side Yard (Ernie Strack Dr.)
Building Setback	30'	30'	8'	20'
Provided	81.4'	32'	101.4'	138.7'
Green Space Setback	20'	10'	8'	15'
Provided	41.5'	32'	8'	29.8'

SETBACKS - LOT 2

	Front Yard (Ernie Strack Dr)	Rear Yard (43rd St.)	Side Yard (East)	Corner Side Yard (Kleinman Ave.)
Building Setback	30'	30'	8'	30'
Provided	30'	30'	8'	30'
Green Space Setback	10'	10'	8'	15'
Provided	10'	10'	8'	15'

PARKING - LOT 1

Quantity Req'd	66 = 60 x 1.1 40 = 79 x 0.5 40 = 40 x 1.0 146 Required	LL. (1.1 Spaces per Unit) M.C./A.L. (1 Space per Two Units) 1 Space per Staff
Provided	151 = 144 Standard + 7 ADA	
Stall Size Required	9' x 19' (Standard) Provided	9' x 19' (Standard), 13' x 19' (ADA), 16' x 19' (Van ADA)
Driveway Width Minimum	25'	25'
Provided		

LEGEND

PROPOSED CURB & GUTTER	=====
EXISTING CURB & GUTTER	=====
PROPERTY LINE	-----
SETBACK LINE	-----

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY PUD MASTER PLAN

SENIOR LIVING - PHASE 1
NWC CLINE AVE. & ERNIE STRACK DR.
HIGHLAND, INDIANA

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