

EXISTING ZONING = E-1 ESTATE RESIDENTIAL
 PROPOSED ZONING = R-4 RESIDENTIAL
 (SINGLE-FAMILY ATTACHED)
 PLANNED DEVELOPMENT

ZONING REGULATION	REQUIREMENT	PROPOSED
FRONT YARD SETBACK	20'	20'
CORNER SIDE SETBACK (80TH AVENUE)	30'	30'
SIDE SETBACK	25'	10'
BUILDING TO BUILDING SETBACK	25'	20'
REAR YARD SETBACK (LOTS 1-5)	30'	30'
REAR YARD SETBACK (LOTS 6-9)	35'	35'
DETENTION POND SETBACK	25'	8'
POND LANDSCAPE BUFFER	15'	8'
LOT COVERAGE	60%	49.8%
PRIVATE OPEN SPACE	200 ft ²	1,525 ft ²
COMMON OPEN SPACE	20%	21%
POND SLOPE	4:1	3:1
142ND STREET R.O.W.	60'	50'
CENTERLINE RADIUS	175'	80'
PARKWAY WIDTH	8'	4'
MINIMUM LOT SIZE	8,500 ft ²	11,322 ft ²

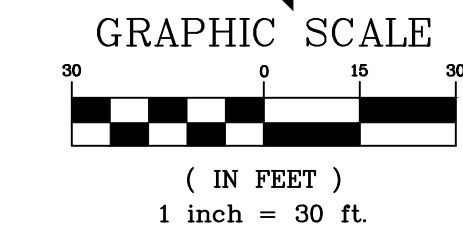
PRELIMINARY SITE PLAN FOR **THE VILLAS OF COBBLESTONE** ORLAND PARK, ILLINOIS

PROJECT DATA - UNIT COUNTS AND ACREAGE

GROSS AREA:	172,918 SQ. FT. OR 3.97 ACRES
NUMBER OF LOTS PROPOSED:	11
NUMBER OF BUILDINGS PROPOSED:	9
NUMBER OF DWELLING UNITS PROPOSED:	18
INTERIOR STREET:	16,748 SQ. FT.
PUBLIC WALK @ NORTH & SOUTH SIDE OF 142ND PLACE:	6,568 SQ. FT.
STORM WATER LOT IMPERVIOUS AREA (ELEV. 668.00):	7,357 SQ. FT.
BUILDING FOUNDATIONS:	45,018 SQ. FT.
DRIVEWAYS:	7,676 SQ. FT.
PATIOS/DECKS:	4,050 SQ. FT.
TOTAL IMPERVIOUS AREA:	(2.01 ACRES) 87,417 SQ. FT.
TOTAL PERVIOUS AREA:	(1.96 ACRES) 85,501 SQ. FT.
POND AREA @ HWL (673.14):	0.35 ACRES
NET BUILDABLE AREA:	3.62 ACRES
DENSITY:	4.97 DU/ACRE
LANDSCAPE AREA:	1.96 ACRES

LOT SIZE SUMMARY

LOT	AREA
1	13,393 ft ²
2	11,322 ft ²
3	11,322 ft ²
4	11,322 ft ²
5	13,521 ft ²
6	14,525 ft ²
7	12,138 ft ²
8	12,138 ft ²
9	12,138 ft ²
OUTLOT "A"	24,068 ft ²
OUTLOT "B"	5,775 ft ²



LOCATION MAP
 NOT TO SCALE

NO.	DATE	DESCRIPTION	BY	SDD
1	03-31-20	PER VILLAGE REVIEW		

MARTH CONSTRUCTION
 14800 S. 80TH AVENUE
 ORLAND PARK, ILLINOIS 60462
 (708) 873-9700

PRELIMINARY SITE PLAN
 FOR
THE VILLAS OF COBBLESTONE
 N.W. CORNER 143RD ST. & 80TH AVE.
 ORLAND PARK, ILLINOIS

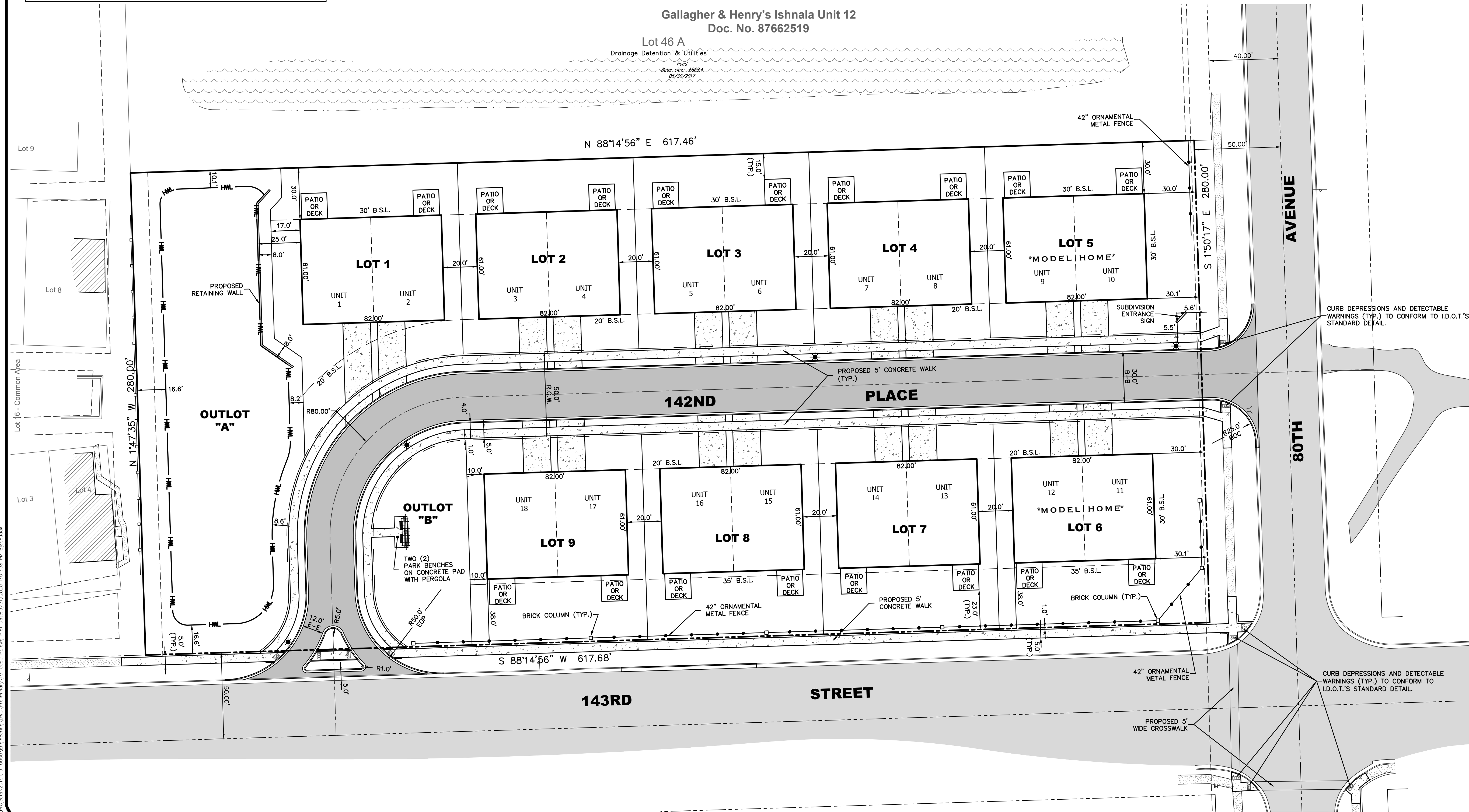
DESIGNTEK ENGINEERING, INC.
 CONSULTING AND SITE DESIGN ENGINEERS
 9930 W. 190TH STREET, SUITE L
 MOKENA, ILLINOIS 60448
 (708) 326-4961
 ILL. PROF. LIC. NO.: 184 - 003740



PROJECT INFORMATION	
Project No.:	19-0050
Scale:	1" = 30'
Date:	02-26-2020
Design By:	SDD
Drawn By:	DMV
Checked By:	SDD

1 OF 1

PRELIMINARY SITE PLAN



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