

- NOTES :**
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, SUCH AS WATER MAINS, SEWERS, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, ETC., AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE LOCATIONS SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES AND THEIR FACILITIES SHALL BE LOCATED PRIOR TO ANY WORK.
 - NORTH ARROW AND BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES, NAD83 (2011 ADJUSTMENT), EAST ZONE.
 - EXISTING GRADES AND IMPROVEMENTS ARE SHOWN FROM THE BEST INFORMATION AVAILABLE AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCY WITH THE PLAN SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.
 - ALL DIMENSIONS ARE TO BACK OF CURB OR LOT CORNER, UNLESS OTHERWISE NOTED.
 - FOR ACCURATE BOUNDARY INFORMATION, SEE FINAL SUBDIVISION PLAT.
 - ALL PROPOSED STRIPING SHALL BE 4 INCH WIDE WHITE PAINT UNLESS NOTED OTHERWISE.
 - ALL PROPOSED INTERIOR CURB SHOWN HEREON IS 8-6.12 CURB AND GUTTER UNLESS OTHERWISE NOTED.
 - DEPRESS ALL CURB & GUTTER WHERE PROPOSED PCC SIDEWALK MEETS PROPOSED BACK OF CURB. ADA DETECTABLE WARNING TO BE ARMOR-TILE, CAST IN PLACE SYSTEM, OR ACCESS TILE TACTILE SYSTEM OR APPROVED EQUAL.
 - ALL SIDEWALKS ADJACENT TO RETAINING WALLS, OVER THREE FEET IN HEIGHT, TO HAVE HANDRAILS AND GUARDS WHICH MEET THE FOLLOWING BUILDING CODES AND SECTIONS: 2006 INTERNATIONAL BUILDING CODE & D.G. AMENDMENTS, SECTION 1009 (STAIRWAYS), SECTION 1012 (HANDRAILS) AND SECTION 1013 (GUARDS).
 - GARBAGE DUMPSTER TO BE INSIDE OF PROPOSED TRASH STRUCTURE.
 - A SURFACE GRIND AND RESTORATION SHALL BE PROVIDED A DISTANCE OF 2 FEET IN FRONT OF ALL REMOVED OR REPLACED CURB AND GUTTER AT EXISTING ASPHALT TO REMAIN. SEE DETAIL ON SHEET C3.6
 - ALL PROPOSED CONCRETE WALKS ABUTTING EXISTING CONCRETE WALKS SHALL BE INSTALLED AT NEAREST JOINT.
 - CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT TO INSTALL ORNAMENTAL LIGHTS THAT MATCH NEIGHBORING DEVELOPMENT ON EAST SIDE OF SOUTHWEST HIGHWAY.
 - TEMPORARY RETAINING WALL TO BE MADE OF SEGMENTED BLOCK WALL AND SHALL INCLUDE GEGRID REINFORCING AND GRAVEL BACKFILL. ALL RETAINING WALLS INCLUDING TEMPORARY RETAINING WALL SHALL BE DESIGNED BY STRUCTURAL ENGINEER.

SITE SUMMARY		
ZONING: VILLAGE CENTER DISTRICT (VCD)		
PRE-TAKE		POST-TAKE
PROPERTY	1.13 AC = 49,014 SF	PROPERTY 0.93 AC = 40,492 SF
LOT COVERAGE	28,019 = 57% 49,014	LOT COVERAGE 27,924 = 69% 40,492
FAR	108,093 = 2.21 49,014	FAR 108,093 = 2.67 40,492
MAXIMUM ALLOWABLE LOT COVERAGE = 80%*		

*USAGE OF BMPs LIKE A GREEN ROOF AND PERMEABLE PAVERS INCREASES THE ALLOWABLE IMPERVIOUS AREA FROM 75% TO 80%

Stone Storage Volume		
Stone Area	A	0.07 ac
Stone Depth	D	2 ft
*Porosity of Stone	Φ	0.36
Volume of Storage	V	0.05 ac-ft

RETENTION VOLUME SUMMARY		
PRE-TAKE		
TOTAL IMPERVIOUS AREA	=	28,019 SF
REQUIRED RETENTION VOLUME	=	28,019 SF x 1 INCH = 0.05 AC-FT
PROPOSED RETENTION VOLUME	=	0.05 AC-FT

PARKING NOTES	
LOWER LEVEL PARKING	UPPER LEVEL PARKING
STANDARD STALLS - 31	STANDARD STALLS - 30
DOUBLE PARKED STALLS - 10	DOUBLE PARKED STALLS - 10
COMPACT STALLS - 3	COMPACT STALLS - 2
HANDICAP STALLS - 2	HANDICAP STALLS - 2
EXTERIOR - 2	ELECTRIC STALLS - 3
TOTAL = 48	TOTAL = 6
	GRAND TOTAL = 101
BIKE PARKING	
LOWER LEVEL - 22	
UPPER LEVEL - 31	
TOTAL = 53	

- MATERIALS TYPE:**
- PROPOSED CONCRETE
 - PROPOSED BRICK PAVERS WITHOUT VOLUME CONTROL
 - PROPOSED PERMEABLE PAVERS WITH VOLUME CONTROL

© Copyright, 2019 C. M. Lavoie & Associates, Inc. These plans are protected under the copyright laws of the United States and foreign countries, and are to be used only for the construction and/or repair of the Site Improvements as defined in the contract between the Engineer and the Owner. Any use of these plans, including details and specifications, to construct and/or repair additional items not described in these plans, constitutes a violation of the Engineer's copyright of these plans and is prohibited.

THE POINTE
14250 SOUTHWEST HIGHWAY
ORLAND PARK, IL 60462

SITE PLAN PRE-TAKE

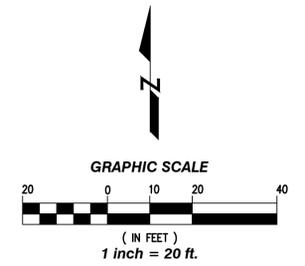
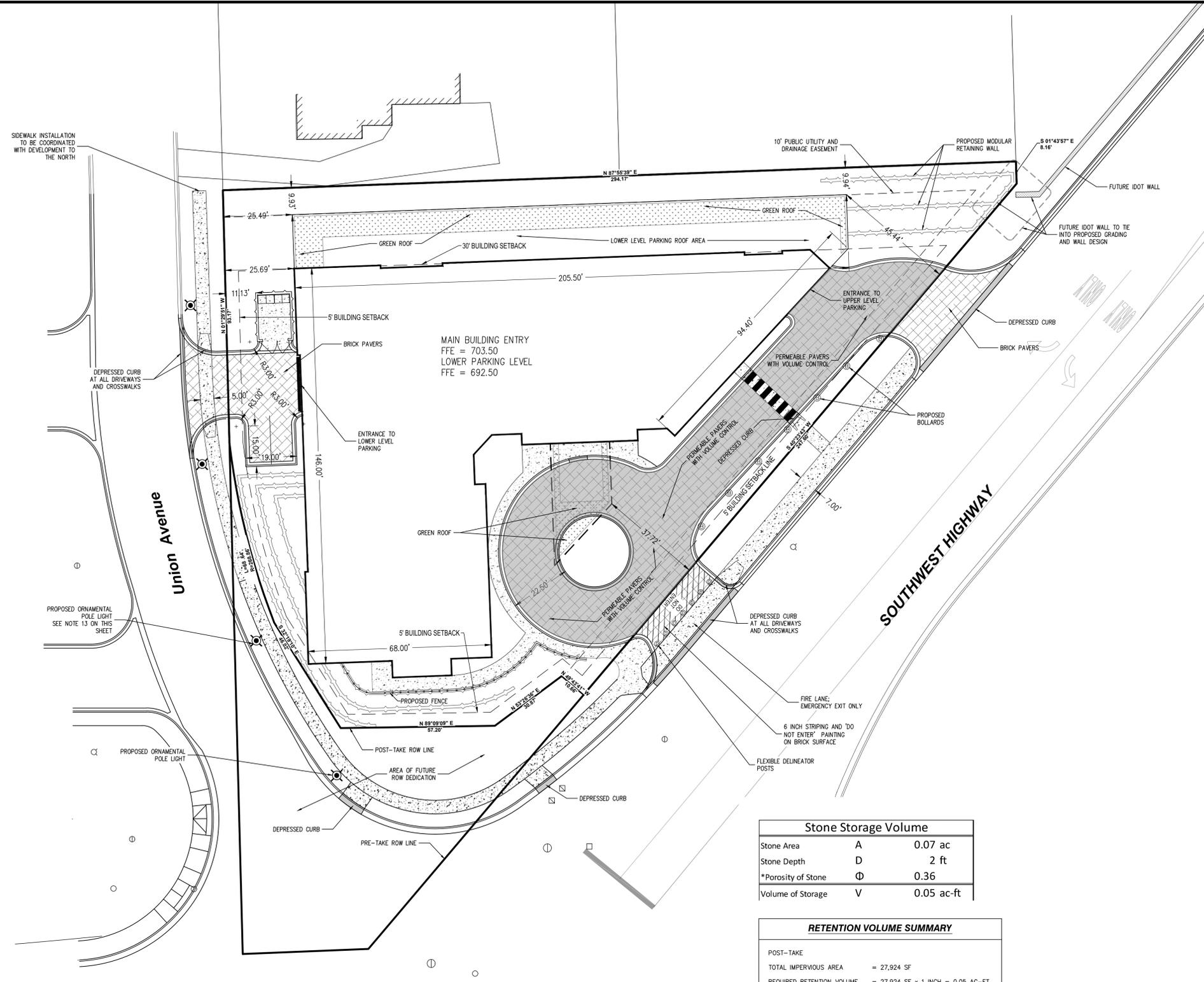
DRAWN BY: TEP CHECKED BY: CML

SCALE: 1" = 20' DATE: 04/18/19

JOB NUMBER: 19-108 SHEET: C 6.0

#	DATE	DESCRIPTION
1	08-10-2019	PER VILLAGE REVIEW
2	01-03-2020	PER VILLAGE REVIEW
3	05-28-2020	PER VILLAGE & IDOT REVIEW
4	08-06-2020	PER INTERNAL REVIEW
5	11-06-2020	PER VILLAGE REVIEW
6	11-20-2020	PER VILLAGE REVIEW
7		
8		

Consulting Civil Engineering
Land Planning & Surveying
825 N. Cass Avenue, Suite 106
Westmont, Illinois 60559
phone: 630-381-0819
Design Firm Number 184003041-0012



- NOTES:**
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, SUCH AS WATER MAINS, SEWERS, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, ETC., AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE LOCATIONS SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES AND THEIR FACILITIES SHALL BE LOCATED PRIOR TO ANY WORK.
 - NORTH ARROW AND BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES, NAD83 (2011 ADJUSTMENT), EAST ZONE.
 - EXISTING GRADES AND IMPROVEMENTS ARE SHOWN FROM THE BEST INFORMATION AVAILABLE AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCY WITH THE PLAN SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.
 - ALL DIMENSIONS ARE TO BACK OF CURB OR LOT CORNER, UNLESS OTHERWISE NOTED.
 - FOR ACCURATE BOUNDARY INFORMATION, SEE FINAL SUBDIVISION PLAT.
 - ALL PROPOSED STRIPING SHALL BE 4 INCH WIDE WHITE PAINT UNLESS NOTED OTHERWISE.
 - ALL PROPOSED INTERIOR CURB SHOWN HEREON IS 8-6.12 CURB AND GUTTER UNLESS OTHERWISE NOTED.
 - DEPRESS ALL CURB & GUTTER WHERE PROPOSED PCC SIDEWALK MEETS PROPOSED BACK OF CURB. ADA DETECTABLE WARNING TO BE ARMOR-TILE, CAST IN PLACE SYSTEM, OR ACCESS TILE TACTILE SYSTEM OR APPROVED EQUAL.
 - ALL SIDEWALKS ADJACENT TO RETAINING WALLS, OVER THREE FEET IN HEIGHT, TO HAVE HANDRAILS AND GUARDS WHICH MEET THE FOLLOWING BUILDING CODES AND SECTIONS: 2006 INTERNATIONAL BUILDING CODE & D.G. AMENDMENTS; SECTION 1009 (STAIRWAYS), SECTION 1012 (HANDRAILS) AND SECTION 1013 (GUARDS).
 - GARBAGE DUMPSTER TO BE INSIDE OF PROPOSED TRASH STRUCTURE.
 - A SURFACE GRIND AND RESTORATION SHALL BE PROVIDED A DISTANCE OF 2 FEET IN FRONT OF ALL REMOVED OR REPLACED CURB AND GUTTER AT EXISTING ASPHALT TO REMAIN. SEE DETAIL ON SHEET C3.6
 - ALL PROPOSED CONCRETE WALKS ABUTTING EXISTING CONCRETE WALKS SHALL BE INSTALLED AT NEAREST JOINT.
 - CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT TO INSTALL ORNAMENTAL LIGHTS THAT MATCH NEIGHBORING DEVELOPMENT ON EAST SIDE OF SOUTHWEST HIGHWAY.
 - TEMPORARY RETAINING WALL TO BE MADE OF SEGMENTED BLOCK WALL AND SHALL INCLUDE GEGRID REINFORCING AND GRAVEL BACKFILL. ALL RETAINING WALLS INCLUDING TEMPORARY RETAINING WALL SHALL BE DESIGNED BY STRUCTURAL ENGINEER.

SITE SUMMARY			
ZONING: VILLAGE CENTER DISTRICT (VCD)			
PRE-TAKE		POST-TAKE	
PROPERTY	1.13 AC = 49,014 SF	PROPERTY	0.93 AC = 40,492 SF
LOT COVERAGE	28,019 = 57% 49,014	LOT COVERAGE	27,924 = 69% 40,492
FAR	108,093 = 2.21 49,014	FAR	108,093 = 2.67 40,492
MAXIMUM ALLOWABLE LOT COVERAGE = 80%*			
*USAGE OF BMPs LIKE A GREEN ROOF AND PERMEABLE PAVERS INCREASES THE ALLOWABLE IMPERVIOUS AREA FROM 75% TO 80%			

Stone Storage Volume		
Stone Area	A	0.07 ac
Stone Depth	D	2 ft
*Porosity of Stone	Φ	0.36
Volume of Storage	V	0.05 ac-ft

RETENTION VOLUME SUMMARY		
POST-TAKE		
TOTAL IMPERVIOUS AREA	=	27,924 SF
REQUIRED RETENTION VOLUME	=	27,924 SF x 1 INCH = 0.05 AC-FT
PROPOSED RETENTION VOLUME	=	0.05 AC-FT

PARKING NOTES	
LOWER LEVEL PARKING	UPPER LEVEL PARKING
STANDARD STALLS - 31	STANDARD STALLS - 30
DOUBLE PARKED STALLS - 10	DOUBLE PARKED STALLS - 10
COMPACT STALLS - 3	COMPACT STALLS - 2
HANDICAP STALLS - 2	HANDICAP STALLS - 2
EXTERIOR - 2	ELECTRIC STALLS - 3
TOTAL = 48	TOTAL = 63
BIKE PARKING	GRAND TOTAL = 101
LOWER LEVEL - 22	
UPPER LEVEL - 31	
TOTAL = 53	

- MATERIALS TYPE:**
- PROPOSED CONCRETE
 - PROPOSED BRICK PAVERS WITHOUT VOLUME CONTROL
 - PROPOSED PERMEABLE PAVERS WITH VOLUME CONTROL

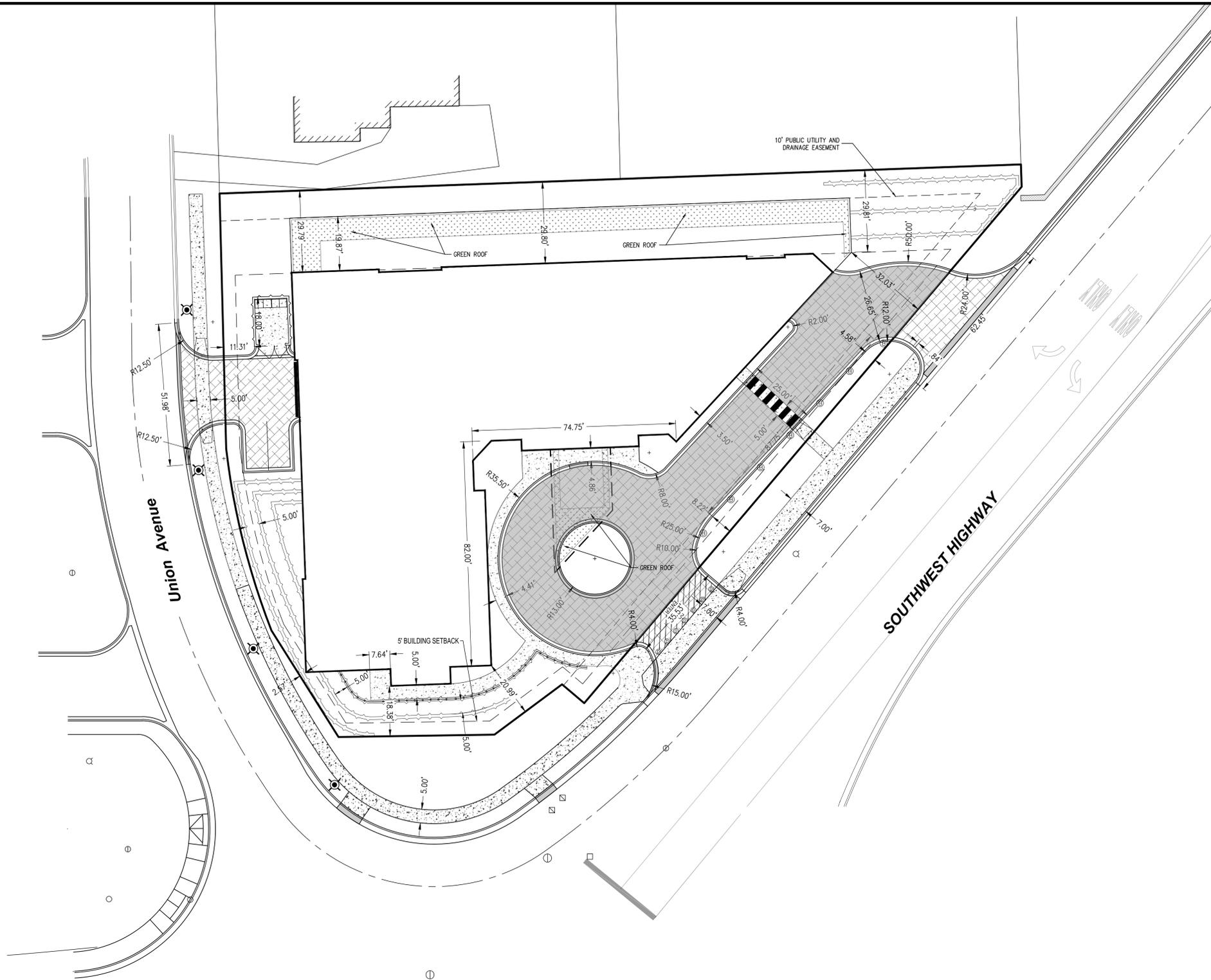
THE POINTE
14250 SOUTHWEST HIGHWAY
ORLAND PARK, IL 60462

SITE PLAN POST-TAKE		DRAWN BY: TEP	CHECKED BY: CML
SCALE: 1" = 20'		DATE: 04/18/19	
JOB NUMBER: 19-108		SHEET: C 6.1	

**Consulting Civil Engineering
Land Planning & Surveying**
825 N. Cass Avenue, Suite 106
Westmont, Illinois 60559
phone: 630-381-0819
Design Firm Number
184003041-0012

#	DATE	DESCRIPTION
1	08-10-2019	PER VILLAGE REVIEW
2	01-03-2020	PER VILLAGE REVIEW
3	05-28-2020	PER VILLAGE & IDOT REVIEW
4	08-06-2020	PER INTERNAL REVIEW
5	11-06-2020	PER VILLAGE REVIEW
6	11-20-2020	PER VILLAGE REVIEW
7		
8		

© Copyright, 2019 C. M. Lavoie & Associates, Inc.
These plans are protected under the copyright laws of the United States and foreign countries, and are to be used only for the construction and/or repair of the Site Improvements as defined in the contract between the Engineer and the Owner. Any use of these plans, including details and specifications, to construct and/or repair additional items not described in these plans, constitutes a violation of the Engineer's copyright of these plans and is prohibited.



- NOTES:**
1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, SUCH AS WATER MAINS, SEWERS, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, ETC., AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE LOCATIONS SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES AND THEIR FACILITIES SHALL BE LOCATED PRIOR TO ANY WORK.
 2. NORTH ARROW AND BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES, NAD83 (2011 ADJUSTMENT), EAST ZONE.
 3. EXISTING GRADES AND IMPROVEMENTS ARE SHOWN FROM THE BEST INFORMATION AVAILABLE AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCY WITH THE PLAN SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.
 4. ALL DIMENSIONS ARE TO BACK OF CURB OR LOT CORNER, UNLESS OTHERWISE NOTED.
 5. FOR ACCURATE BOUNDARY INFORMATION, SEE FINAL SUBDIVISION PLAT.
 6. ALL PROPOSED STRIPING SHALL BE 4 INCH WIDE WHITE PAINT UNLESS NOTED OTHERWISE.
 7. ALL PROPOSED INTERIOR CURB SHOWN HEREON IS B-6.12 CURB AND GUTTER UNLESS OTHERWISE NOTED.
 8. DEPRESS ALL CURB & GUTTER WHERE PROPOSED PCC SIDEWALK MEETS PROPOSED BACK OF CURB. ADA DETECTABLE WARNING TO BE ARMOR-TILE, CAST IN PLACE SYSTEM, OR ACCESS TILE TACTILE SYSTEM OR APPROVED EQUAL.
 9. ALL SIDEWALKS ADJACENT TO RETAINING WALLS, OVER THREE FEET IN HEIGHT, TO HAVE HANDRAILS AND GUARDS WHICH MEET THE FOLLOWING BUILDING CODES AND SECTIONS: 2006 INTERNATIONAL BUILDING CODE & D.G. AMENDMENTS; SECTION 1009 (STAIRWAYS), SECTION 1012 (HANDRAILS) AND SECTION 1013 (GUARDS).
 10. GARBAGE DUMPSTER TO BE INSIDE OF PROPOSED TRASH STRUCTURE.
 11. A SURFACE GRIND AND RESTORATION SHALL BE PROVIDED A DISTANCE OF 2 FEET IN FRONT OF ALL REMOVED OR REPLACED CURB AND GUTTER AT EXISTING ASPHALT TO REMAIN. SEE DETAIL ON SHEET C3.6
 12. ALL PROPOSED CONCRETE WALKS ABUTTING EXISTING CONCRETE WALKS SHALL BE INSTALLED AT NEAREST JOINT.
 13. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT TO INSTALL ORNAMENTAL LIGHTS THAT MATCH NEIGHBORING DEVELOPMENT ON EAST SIDE OF SOUTHWEST HIGHWAY.

MATERIALS TYPE:

	PROPOSED CONCRETE
	PROPOSED BRICK PAVERS WITHOUT VOLUME CONTROL
	PROPOSED PERMEABLE PAVERS WITH VOLUME CONTROL

© Copyright, 2019 C. M. Lavoie & Associates, Inc.
 These plans are protected under the copyright laws of the United States and foreign countries, and are to be used only for the construction and/or repair of the Site Improvements as defined in the contract between the Engineer and the Owner. Any use of these plans, including details and specifications, to construct and/or repair additional items not described in these plans, constitutes a violation of the Engineer's copyright of these plans and is prohibited.

THE POINTE
 14250 SOUTHWEST HIGHWAY
 ORLAND PARK, IL 60462

GEOMETRY PLAN POST-TAKE

DRAWN BY: TEP	CHECKED BY: CML
SCALE: 1" = 20'	DATE: 04/18/19
JOB NUMBER: 19-108	SHEET: C6.5

C.M. Lavoie & Associates, INC.
 Consulting Civil Engineering
 Land Planning & Surveying
 825 N. Cass Avenue, Suite 106
 Westmont, Illinois 60559
 phone: 630-381-0819
 Design Firm Number 184003041-0012

#	DATE	DESCRIPTION
1	08-10-2019	PER VILLAGE REVIEW
2	01-03-2020	PER VILLAGE REVIEW
3	05-28-2020	PER VILLAGE & IDOT REVIEW
4	08-06-2020	PER INTERNAL REVIEW
5	11-06-2020	PER VILLAGE REVIEW
6	11-20-2020	PER VILLAGE REVIEW
7		
8		