



LINDENGROUP
ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10100 OULAND PARKWAY, SUITE 110
P.O. BOX 279, 4400 P.O. BOX 279, 4434
WWW.LINDENGROUPINC.COM



DATE: 2014-01-61
PROJECT NUMBER: 3-4-2015
DRAWN BY: [blank]
FINAL REVIEW: [blank]
LINDENGROUP INC.
10100 OULAND PARKWAY, SUITE 110
P.O. BOX 279, 4400 P.O. BOX 279, 4434
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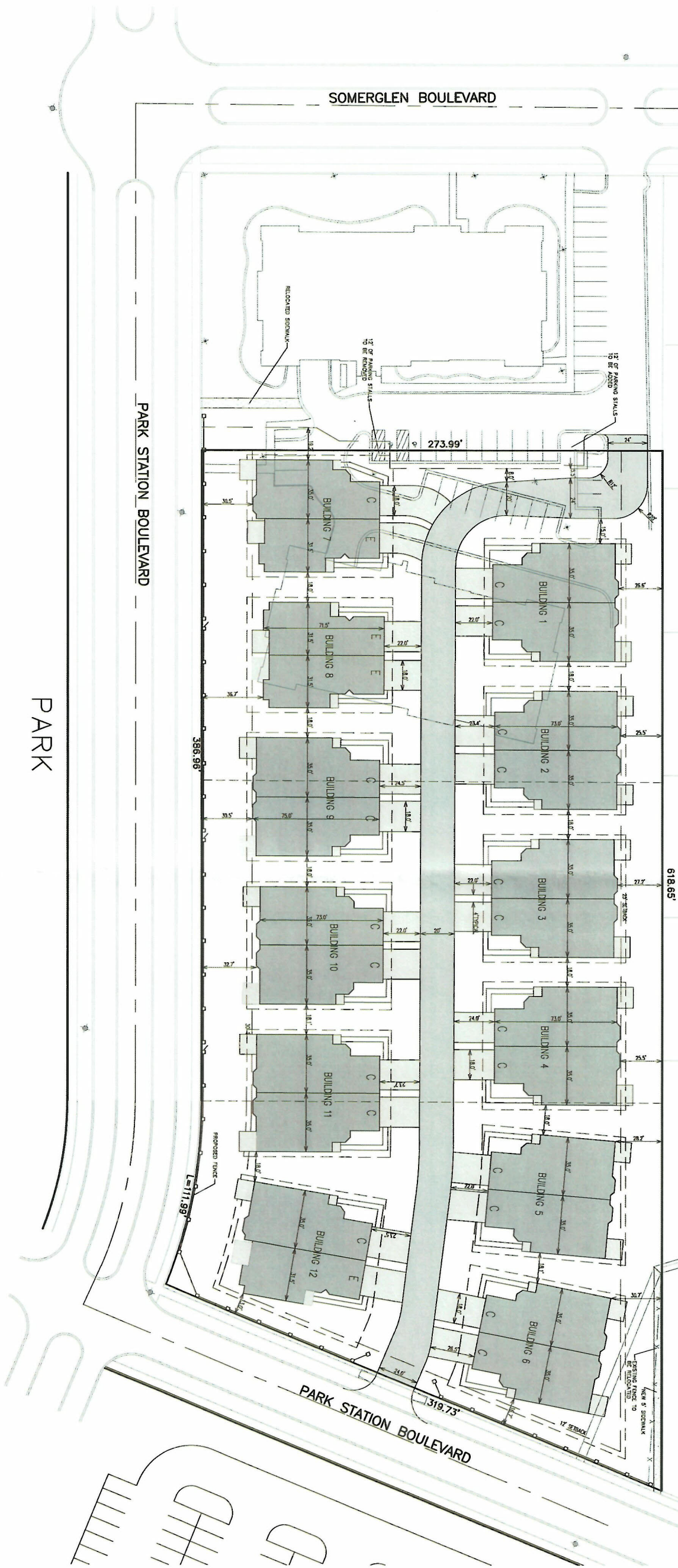
PRELIMINARY SITE PLAN

PRELIMINARY SITE PLAN
1"=30'-0"



SHEET NAME
S-1.0
SHEET OF

PRELIMINARY SITE PLAN
PARK BOULEVARD
LUXURY RANCH VILLAS



PROPOSED CONDITION	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)
PARK BOULEVARD VILLA SITE	1.940	1.610	3.550
PROPERTY TO CONDO LOT	-0.020	-0.008	-0.028
PROPERTY FROM CONDO LOT	0.000	0.028	0.028
TOTAL AREA	1.920	1.630	3.550

VILLA SITE AREA = 54.08% IMPERVIOUS
- 1.92 ACRES
45.92% PERVIOUS
- 1.63 ACRES
3.55 ACRES

VILLA PARKING SUMMARY	
GARAGE PARKING (2/UNIT)	48
DRIVEWAY PARKING (2/UNIT)	48
PARK BOULEVARD PARKING (NORTH)	10
TOTAL PARKING	106
PARKING RATIO	4.4 TO 1

NUMBER OF LOTS	13
NUMBER OF BUILDINGS	12
NUMBER OF UNITS	24

F.A.R. = $\frac{\text{BUILDING FLOOR AREA}^*}{\text{TOTAL LAND AREA}}$ = .35916
*EXCLUDES GARAGES

GREEN SPACE COMPARISON	USEABLE GREEN	PERVIOUS	IMPERVIOUS
VILLA AREA	1.30	1.63	1.92
2005 CONDO PLAN*	1.00	1.16	2.39

*ESTIMATE

REVISIONS

DATE: 02/05/15

SCALE:

PROJECT: DESIGNED: BZ

DRAWN BY: CHECKED: JLS

SHEET: OF: BZ

VPR# 3

01-15

PARK BOULEVARD

LUXURY RANCH VILLAS

ORLAND PARK, ILLINOIS

CLIENT:

PARK STATION LLC.

c/o THE CROWN GROUP, INC.

1564 W. ALGONQUIN ROAD

HOFFMAN ESTATES, IL 60192

PHONE:

FAX:

VANTAGEPOINT

ENGINEERING

18311 NORTH CREEK DRIVE

SUITE F

TINLEY PARK, IL 60477

T: 708.478.4004

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VPENG.COM | CIVIL ENGINEERING | LAND PLANNING | SURVEYING

PROFESSIONAL DESIGN FIRM NO. 184-005/785

PRELIMINARY

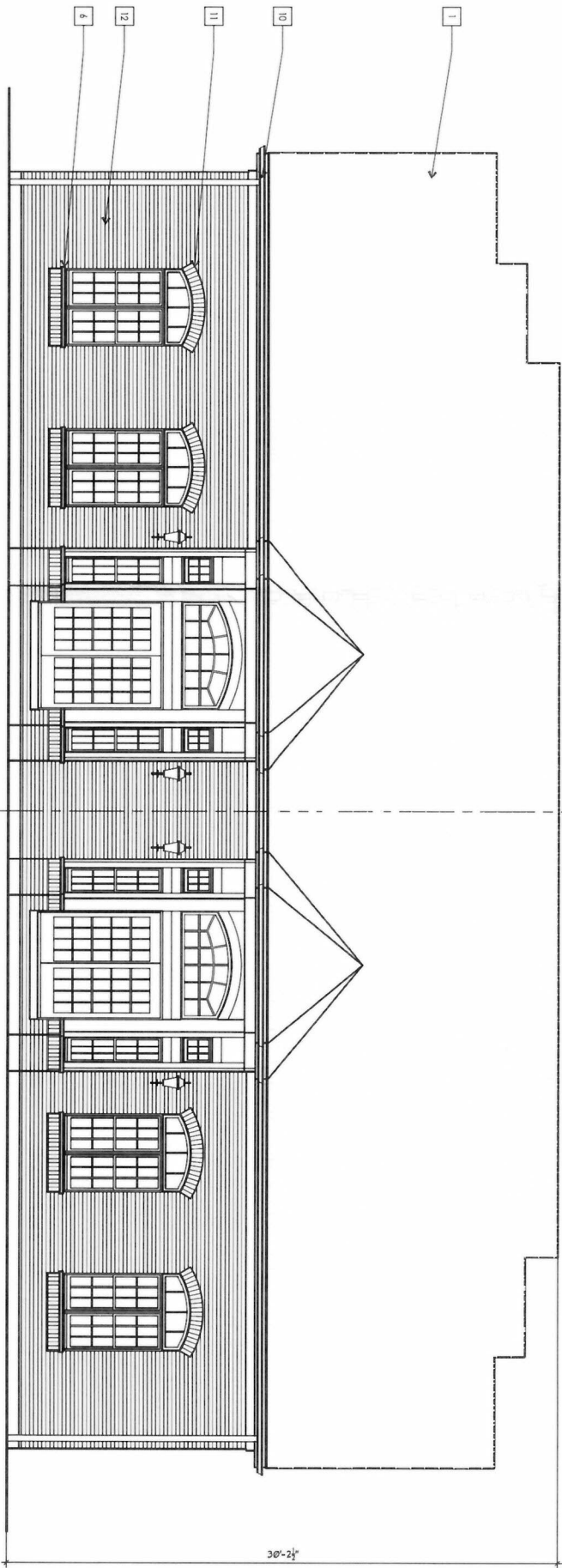
SITE PLAN

VANTAGEPOINT ENGINEERING LLC, 2012

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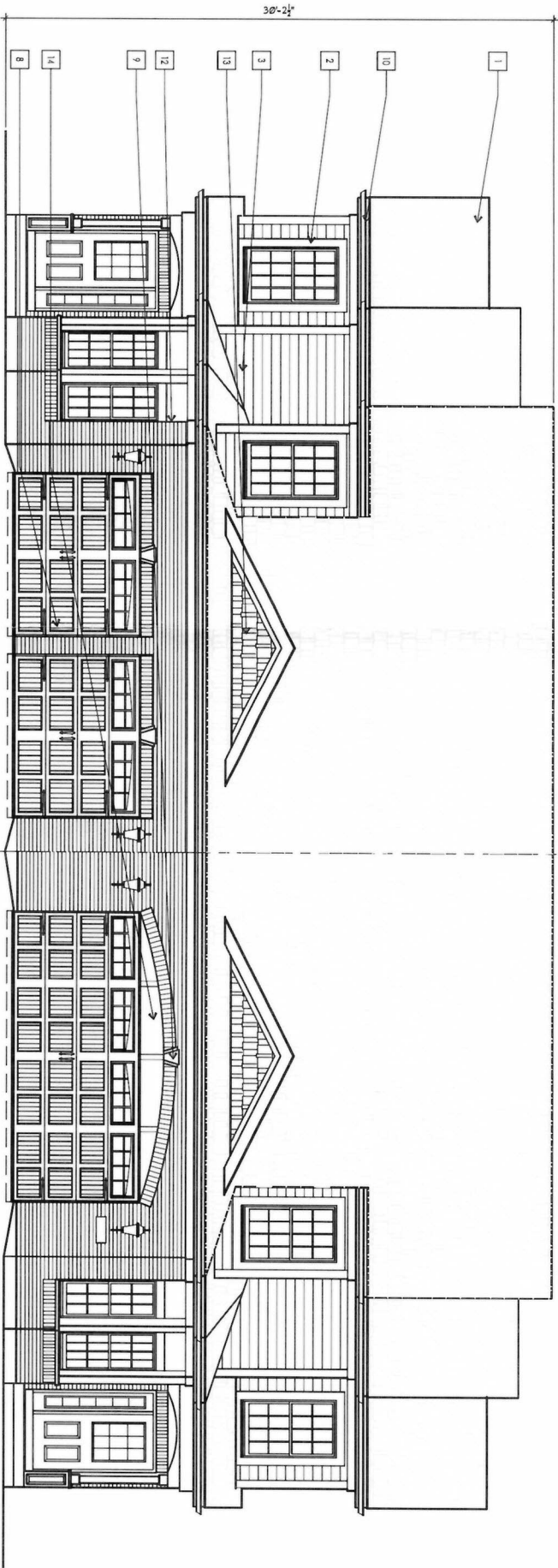
ELEVATION TAG KEY

- 1
- LIFETIME WARRANTY ARCHITECTURAL SHINGLES
- 2
- CERAMTILES HARD TRIM
- 3
- CERAMT BOARD SIDING WITH 6" REVEAL
- 4
- BUILT UP W/4 POST
- 5
- BRICK SOLIDER COURSE
- 6
- CUT STONE SILL W/ BRICK SOLIDER COURSE
- 7
- STONE ADDRESS BLOCK
- 8
- PANEL OVERHEAD DOOR
- 9
- ARCH SOLIDER COURSE WITH CUT STONE KEYSTONE
- 10
- ALUM. GUTTER AND DOWNSPOUTS
- 11
- BRICK ARCH SOLIDER COURSE
- 12
- BRICK MASONRY RUNNING BOND
- 13
- CERAMT BOARD SHAKE SIDING
- 14
- CEDAR PANEL W/44 OVER JOINTS



REAR ELEVATION 'C-C' COMBINATION

1/4" = 1'-0"



FRONT ELEVATION 'C-C' COMBINATION

1/4" = 1'-0"



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10100 GRAND PARKWAY, SUITE 110
ORLAND PARK, ILLINOIS 60467
PHONE: 630.584.1234
WWW.LINDENGROUPINC.COM

DATE DRAWN DESCRIPTION

2014-0161

PROJECT NUMBER

RE NUMBER

3-4-2015

DATE

TMH

DRAWN BY

FINAL REVIEW

COURTESY: LINDEN GROUP INC.
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PRELIMINARY
ELEVATIONS

SHEET NAME

A-1.0

SHEET

OF

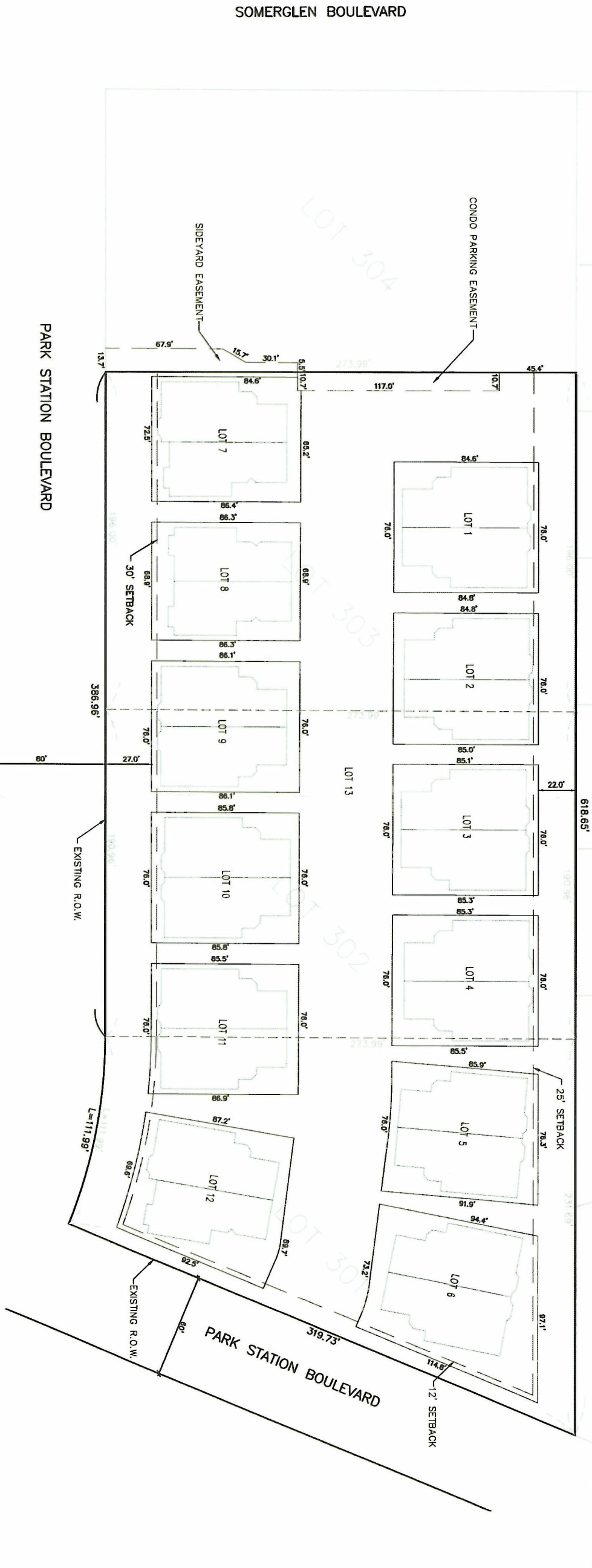
ELEVATION TAG KEY	
1	LIGHT WARSANT ARCHITECTURAL SHAKLES
2	CEMENTIOUS HARD TRIM
3	CEMENT BOARD SIDING WITH 6" REVEAL
4	BUILT UP W/D POST
5	BRICK SOLDIER COURSE
6	CUT STONE SILL W/BRICK SOLDIER COURSE
7	STONE ADDRESS BLOCK
8	PANEL OVERHEAD DOOR
9	ARCH SOLDIER COURSE WITH CUT STONE KEYSTONE
10	ALUM. GUTTER AND DOWNSPOUT
11	BRICK ARCH SOLDIER COURSE
12	BRICK PLASNEY RUNNING BOARD
13	CEMENT BOARD SHAKE SIDING
14	CEMENT PANEL W/D OVER JOINTS



ELEVATION TAG KEY	
1	LITTLE WARSANTY ARCHITECTURAL SHINGLES
2	CERAMTIC/24 HAND TRIM
3	CERAMT BOARD SIDING WITH 6" REVEAL
4	BUILT UP WD POST
5	BRICK SOLDIER COURSE
6	CUT STONE SILL W/BRICK SOLDIER COURSE
7	STONE ADDRESS BLOCK
8	PANEL OVERHEAD DOOR
9	ARCH SOLDIER COURSE WITH CUT STONE KEYSTONE
10	ALUM GUTTER AND DOWNSPOUTS
11	BRICK ARCH SOLDIER COURSE
12	BRICK PLASONY RUNNING BOARD
13	CERAMT BOARD SHAKE SIDING
14	CERAMT PANEL W/WD OVER JOINTS



PRELIMINARY PLAT OF SUBDIVISION EXHIBIT
FOR
PARK BOULEVARD
LUXURY RANCH VILLAS



LEGAL DESCRIPTIONS OF PROPERTY

Lot 301 in HUGUELET'S COLETTE HIGHLANDS, being a subdivision in the Southeast 1/4 of Section 17, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.
Lot 302 in HUGUELET'S COLETTE HIGHLANDS, being a subdivision in the Southeast 1/4 of Section 17, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.
Lot 303 in HUGUELET'S COLETTE HIGHLANDS, being a subdivision in the Southeast 1/4 of Section 17, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

LOT AREA SUMMARY

LOT 1	-	6,435	S.F.
LOT 2	-	6,454	S.F.
LOT 3	-	6,474	S.F.
LOT 4	-	6,493	S.F.
LOT 5	-	6,682	S.F.
LOT 6	-	7,596	S.F.
LOT 7	-	6,254	S.F.
LOT 8	-	5,944	S.F.
LOT 9	-	6,535	S.F.
LOT 10	-	6,515	S.F.
LOT 11	-	6,512	S.F.
LOT 12	-	7,220	S.F.
LOT 13	-	75,929	S.F.
TOTAL		155,043	S.F.

LOT 13

PROPOSED EASEMENT OVER ALL OF LOT 13 TO BE A PUBLIC UTILITY AND DRAINAGE EASEMENT AND AN INGRESS/EGRESS EASEMENT

ALL EXISTING EASEMENTS LOCATED ON LOTS 301, 302 AND 303 ARE TO BE VACATED.

PRELIMINARY PLAT OF SUBDIVISION	PARK BOULEVARD LUXURY RANCH VILLAS	CLIENT: PARK STATION LLC. c/o THE CROWN GROUP, INC. 1564 W. ALGONQUIN ROAD HOFFMAN ESTATES, IL 60192	VANTAGEPOINT ENGINEERING 18311 NORTH CREEK DRIVE SUITE F TINLEY PARK, IL 60477 T: 708.478.4004 INFO@VPENG.COM
	ORLAND PARK, ILLINOIS	PHONE: FAX:	
REVISIONS DATE: 02/05/15 SCALE: PROJNGR: DESIGNED: BZ DRAWN BY: CHECKED: JLS BZ SHEET: OF: 1 1 VPR 01-15		VPENG.COM CIVIL ENGINEERING LAND PLANNING SURVEYING PROFESSIONAL DESIGN FIRM NO. 184-005786	