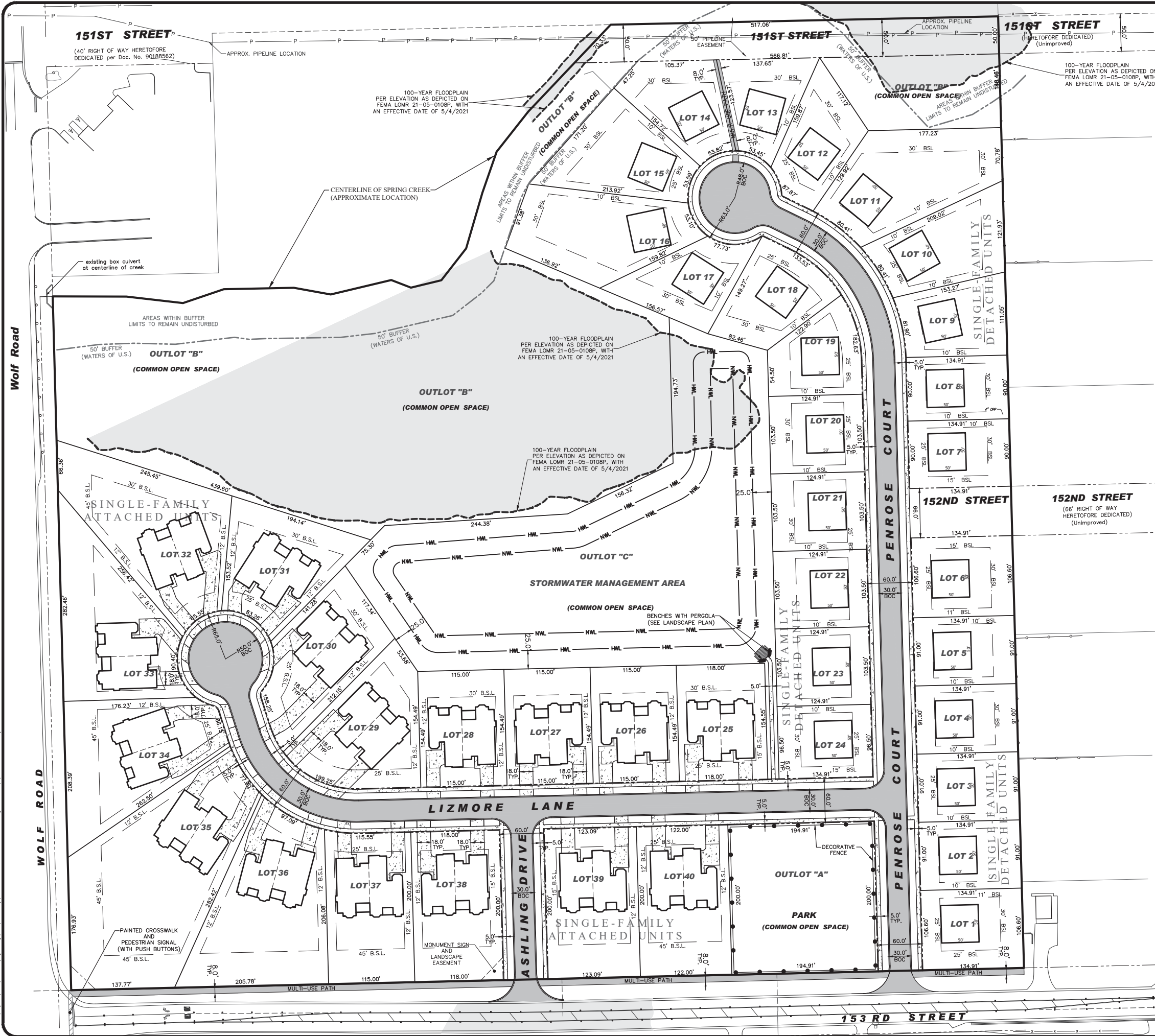
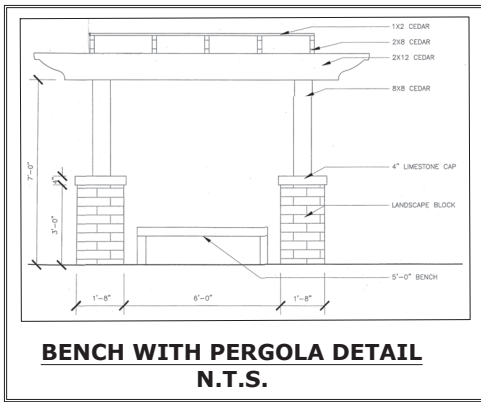
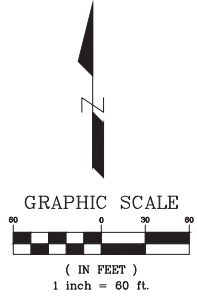




NOTE:
1. SEE SHEET 2 OF THE PRELIMINARY SITE PLAN FOR ALL SITE PLAN CALCULATIONS.



NO.	DATE	DESCRIPTION	BY
1	05-29-22	PER VILLAGE REVIEW	SDD
2	06-21-22	PER VILLAGE REVIEW	SDD
3	07-19-22	PER VILLAGE BOARD COMMENTS	SDD
4	07-19-22	PER VILLAGE BOARD COMMENTS	SDD
5	05-02-23	REVISE SIDEWALK LAYOUT PER CLIENT	SDD

JEANES CONSTRUCTION
9917 W. 143RD ST.
ORLAND PARK, IL 60462
708-873-5050

PRELIMINARY SITE PLAN
FOR
WATERFORD POINTE
NW OF 153RD ST. & 109TH AVE.
ORLAND PARK, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740



PROJECT INFORMATION
Project No.: 18-0039
Scale: 1"=60'
Date: 09-08-2021
Design By: SDD
Drawn By: SDD
Checked By: SDS

Waterford Pointe - Single Family Residential Detached Units Preliminary Lot Summary

Lot #	Lot Width		Lot Size		Front Yard Setback		Rear Yard Setback		Side Yard Setback		Corner Side Yard Setback		Private Open Space		Lot Coverage	
	Requirement	Proposed	Requirement	Proposed	Requirement	Proposed	Requirement	Proposed	Requirement	Proposed	Requirement	Proposed	Requirement	Proposed	Requirement	Proposed
Lot 1	80'	106.60'	10,000 ft²	14,381 ft²	25'	25'	30'	30'	10.7'	10'	25'	25'	450 ft²	9,215 ft²	40%	21.4%
Lot 2	80'	91.0'	10,000 ft²	12,277 ft²	25'	25'	30'	30'	9.1'	10'	N/A	N/A	450 ft²	7,500 ft²	40%	25.1%
Lot 3	80'	91.0'	10,000 ft²	12,277 ft²	25'	25'	30'	30'	9.1'	10'	N/A	N/A	450 ft²	7,500 ft²	40%	25.1%
Lot 4	80'	91.0'	10,000 ft²	12,277 ft²	25'	25'	30'	30'	9.1'	10'	N/A	N/A	450 ft²	7,500 ft²	40%	25.1%
Lot 5	80'	91.0'	10,000 ft²	12,277 ft²	25'	25'	30'	30'	9.1'	10'	N/A	N/A	450ft²	7,500 ft²	40%	25.1%
Lot 6	80'	106.60'	10,000 ft²	14,381 ft²	25'	25'	30'	30'	10.7'	10'	15'	15'	450ft²	9,215 ft²	40%	21.4%
Lot 7	80'	90.0'	10,000 ft²	12,142 ft²	25'	25'	30'	30'	9.0'	10'	N/A	N/A	450ft²	7,392 ft²	40%	25.4%
Lot 8	80'	90.0'	10,000 ft²	11,467 ft²	25'	25'	30'	30'	9.0'	10'	N/A	N/A	450ft²	6,842 ft²	40%	26.8%
Lot 9	80'	81.90'	10,000 ft²	13,539 ft²	25'	25'	30'	30'	8.2'	10'	N/A	N/A	450ft²	8,927ft²	40%	22.7%
Lot 10	80'	80.41'	10,000 ft²	17,262 ft²	25'	25'	30'	30'	8.0'	10'	N/A	N/A	450ft²	12,687 ft²	40%	17.8%
Lot 11	80'	80.41'	10,000 ft²	25,546 ft²	25'	25'	30'	30'	8.0'	10'	N/A	N/A	450ft²	20,794 ft²	40%	12.0%
Lot 12	80'	87.87'	10,000 ft²	13,626 ft²	25'	25'	30'	30'	8.8'	10'	N/A	N/A	450ft²	20,868 ft²	40%	24.5%
Lot 13	50'	53.45'	10,000 ft²	12,302 ft²	25'	25'	30'	30'	8.0'	10'	N/A	N/A	450ft²	8,894 ft²	40%	25.9%
Lot 14	50'	53.82'	10,000 ft²	14,048 ft²	25'	25'	30'	30'	8.0'	10'	N/A	N/A	450ft²	8,275 ft²	40%	22.4%
Lot 15	50'	53.59'	10,000 ft²	18,506 ft²	25'	25'	30'	30'	8.0'	10'	N/A	N/A	450ft²	10,008 ft²	40%	17.2%
Lot 16	50'	53.10'	10,000 ft²	23,722 ft²	25'	25'	30'	30'	8.0'	10'	N/A	N/A	450ft²	14,473 ft²	40%	13.9%
Lot 17	50'	77.73'	10,000 ft²	13,549 ft²	25'	25'	30'	30'	8.0'	10'	N/A	N/A	450ft²	19,726 ft²	40%	24.6%
Lot 18	80'	133.53'	10,000 ft²	14,614 ft²	25'	25'	30'	30'	10.8'	10'	N/A	N/A	450ft²	9,053 ft²	40%	22.0%
Lot 19	80'	182.63'	10,000 ft²	12,334 ft²	25'	25'	30'	30'	11.9'	10'	N/A	N/A	450ft²	8,786 ft²	40%	25.8%
Lot 20	80'	103.50'	10,000 ft²	12,928 ft²	25'	25'	30'	30'	10.4'	10'	N/A	N/A	450ft²	6,588 ft²	40%	23.8%
Lot 21	80'	103.50'	10,000 ft²	12,928 ft²	25'	25'	30'	30'	10.4'	10'	N/A	N/A	450ft²	7,840 ft²	40%	23.8%
Lot 22	80'	103.50'	10,000 ft²	12,928 ft²	25'	25'	30'	30'	10.4'	10'	N/A	N/A	450ft²	7,840 ft²	40%	23.8%
Lot 23	80'	103.50'	10,000 ft²	12,928 ft²	25'	25'	30'	30'	10.4'	10'	N/A	N/A	450ft²	7,840 ft²	40%	23.8%
Lot 24	80'	96.50'	10,000 ft²	12,054 ft²	25'	25'	30'	30'	9.7'	10'	N/A	N/A	450ft²	7,141 ft²	40%	25.5%

Waterford Pointe - Single Family Residential Attached Units Preliminary Lot Summary

Lot #	Lot Width		Lot Size		Front Yard Setback		Rear Yard Setback		Side Yard Setback		Corner Side Yard Setback		Private Open Space		Lot Coverage	
	Requirement	Proposed	Requirement	Proposed	Requirement	Proposed	Requirement	Proposed	Requirement	Proposed	Requirement	Proposed	Requirement	Proposed	Requirement	Proposed
Lot 25	80'	118.0'	10,000 ft²	18,236 ft²	25'	25'	30'	30'	11.8'	12'	N/A	N/A	200 ft² . per unit	4,639 ft² . per unit	45%	42.5%
Lot 26	80'	115.0'	10,000 ft²	17,771 ft²	25'	25'	30'	30'	11.5'	12'	N/A	N/A	200 ft² . per unit	4,452 ft² . per unit	45%	43.6%
Lot 27	80'	115.0'	10,000 ft²	17,771 ft²	25'	25'	30'	30'	11.5'	12'	N/A	N/A	200 ft² . per unit	4,452 ft² . per unit	45%	43.6%
Lot 28	80'	115.0'	10,000 ft²	17,771 ft²	25'	25'	30'	30'	11.5'	12'	N/A	N/A	200 ft² . per unit	4,452 ft² . per unit	45%	43.6%
Lot 29	80'	199.25'	10,000 ft²	22,826 ft²	25'	25'	30'	30'	12.6'	12'	N/A	N/A	200 ft² . per unit	6,368 ft² . per unit	45%	36.5%
Lot 30	80'	158.25'	10,000 ft²	21,673 ft²	25'	25'	30'	30'	13.8'	12'	N/A	N/A	200 ft² . per unit	6,180 ft² . per unit	45%	42.6%
Lot 31	50'	83.26'	10,000 ft²	21,074 ft²	25'	25'	30'	30'	13.9'	12'	N/A	N/A	200 ft² . per unit	6,712 ft² . per unit	45%	39.7%
Lot 32	50'	65.55'	10,000 ft²	33,153 ft²	25'	25'	30'	30'	15.6'	12'	N/A	N/A	200 ft² . per unit	12,954 ft² . per unit	45%	27.5%
Lot 33	50'	90.40'	10,000 ft²	29,057 ft²	25'	25'	30'	45'	18.6'	12'	N/A	N/A	200 ft² . per unit	10,607 ft² . per unit	45%	28.9%
Lot 34	80'	86.15'	10,000 ft²	29,444 ft²	25'	25'	30'	45'	14.7'	12'	N/A	N/A	200 ft² . per unit	10,850 ft² . per unit	45%	31.7%
Lot 35	80'	77.90'	10,000 ft²	50,553 ft²	25'	25'	30' & 45'	45' & 45'	10.8'	12'	N/A	N/A	200 ft² . per unit	21,535 ft² . per unit	45%	19.6%
Lot 36	80'	97.09'	10,000 ft²	34,283 ft²	25'	25'	45'	45'	15.1'	12'	N/A	N/A	200 ft² . per unit	13,178 ft² . per unit	45%	26.0%
Lot 37	80'	115.55'	10,000 ft²	23,093 ft²	25'	25'	45'	45'	11.6'	12'	N/A	N/A	200 ft² . per unit	7,423 ft² . per unit	45%	34.3%
Lot 38	80'	118.0'	10,000 ft²	23,600 ft²	25'	25'	45'	45'	11.8'	12'	15'	15'	200 ft² . per unit	7,645 ft² . per unit	45%	33.4%
Lot 39	80'	123.09'	10,000 ft²	24,618 ft²	25'	25'	45'	45'	12.3'	12'	15'	15'	200 ft² . per unit	8,090 ft² . per unit	45%	32.1%
Lot 40	80'	122.00'	10,000 ft²	24,400 ft²	25'	25'	45'	45'	12.2'	12'	N/A	N/A	200 ft² . per unit	7,995 ft² . per unit	45%	32.3%

EXISTING ZONING = R-3 RESIDENTIAL

**PROPOSED ZONING = R-3 RESIDENTIAL (SINGLE FAMILY DETACHED UNITS)
R-3 RESIDENTIAL SPECIAL USE (SINGLE FAMILY ATTACHED UNITS)**

SITE PLAN DATA:		
ZONING REGULATION	REQUIREMENT	PROPOSED
FRONT YARD SETBACK	25'	25'
CORNER SIDE SETBACK	25'	25'
MAJOR/MINOR ARTERIAL	15'	15'
ALL OTHER STREETS		
SIDE SETBACK	10% of Lot Width 8' Min.	Varies (10' - 12')
REAR YARD SETBACK	30', 40', 45'	30', 40', 45'
DETENTION POND SETBACK	25'	16.5'
POND LANDSCAPE BUFFER	15'	15'
LOT COVERAGE (single family detached)	40%	Varies (12% - 27%)
LOT COVERAGE (single family attached)	45%	Varies
lot coverage grade is plus (irrigation rain sensors)		(20% - 45%)
PRIVATE OPEN SPACE (single family detached)	450 ft ²	Varies (6,588 ft ² - 20,868 ft ²)
PRIVATE OPEN SPACE (single family attached)	200 ft ² per unit	Varies (4,452 ft ² - 21,535 ft ²)
COMMON OPEN SPACE	25%	34.7%
POND SLOPE	4:1	4:1
INTERIOR R.O.W.	60'	60'
CUL-DE-SAC BULB R.O.W.	120'	126' & 130'
MINIMUM LOT WIDTH	80'	80.4'
MINIMUM LOT WIDTH (Cul-De-Sac)	50'	53.1'
MINIMUM LOT SIZE	10,000 ft ²	11,467 ft ²

PROJECT DATA - UNIT COUNTS AND ACREAGE

GROSS AREA:	1,403,442 SQ. FT. OR 32.22 ACRES
NUMBER OF LOTS PROPOSED:	40
NUMBER OF BUILDINGS PROPOSED:	40
NUMBER OF DWELLING UNITS PROPOSED:	56
INTERIOR STREET:	80,575 SQ. FT.
PUBLIC WALK :	25,847 SQ. FT.
STORM WATER LOT IMPERVIOUS AREA (ELEV. 694.5):	74,666 SQ. FT.
BUILDING FOUNDATIONS:	157,200 SQ. FT.
DRIVEWAYS:	55,841 SQ. FT.
PATIOS/DECKS:	11,225 SQ. FT.
TOTAL IMPERVIOUS AREA:	(9.31 ACRES) 405,354 SQ. FT.
TOTAL PERVIOUS AREA:	(22.91 ACRES) 998,088 SQ. FT.
POND AREA @ HWL (699.1):	2.39 ACRES
NET BUILDABLE AREA:	23.70 ACRES
DENSITY:	2.36 DU/ACRE
LANDSCAPE AREA:	20.44 ACRES
OUTLOT A	0.90 ACRES
OUTLOT B	6.89 ACRES
OUTLOT C	3.38 ACRES
TOTAL COMMON OPEN SPACE	11.17 ACRES

NO.	DATE	DESCRIPTION	BY
1	05-29-22	PER VILLAGE REVIEW	SDD
2	06-21-22	PER VILLAGE REVIEW	SDD
3	07-12-22	PER VILLAGE REVIEW	SDD
4	07-19-22	PER COW – VILLAGE BOARD COMMENTS	SDD
5	05-02-23	REVISE SIDEWALK LA VOUT PER CLIENT	SDD

JEANES CONSTRUCTION
9917 W. 143RD ST.
ORLAND PARK, IL 60462
708-873-5050

PRELIMINARY SITE PLAN
FOR
WATERFORD POINTE
NW 153RD ST. & 109TH AVE.
ORLAND PARK, ILLINOIS

DESIGNTEK ENGINEERING, INC.

30 W. 190TH STREET, SUITE L

MOORE, ILLINOIS 60448
(708) 326-4961

FAX: (708) 326-4962

IL PROF. LIC. No.: 184 -- 003740



PROJECT INFORMATION

Project No.: 18-0039
Scale: 1"=60'
Date: 09/08/2021
Design By: SDD
Drawn By: SDD
Checked By: SDS

2 OF 2

PRELIMINARY SITE PLAN