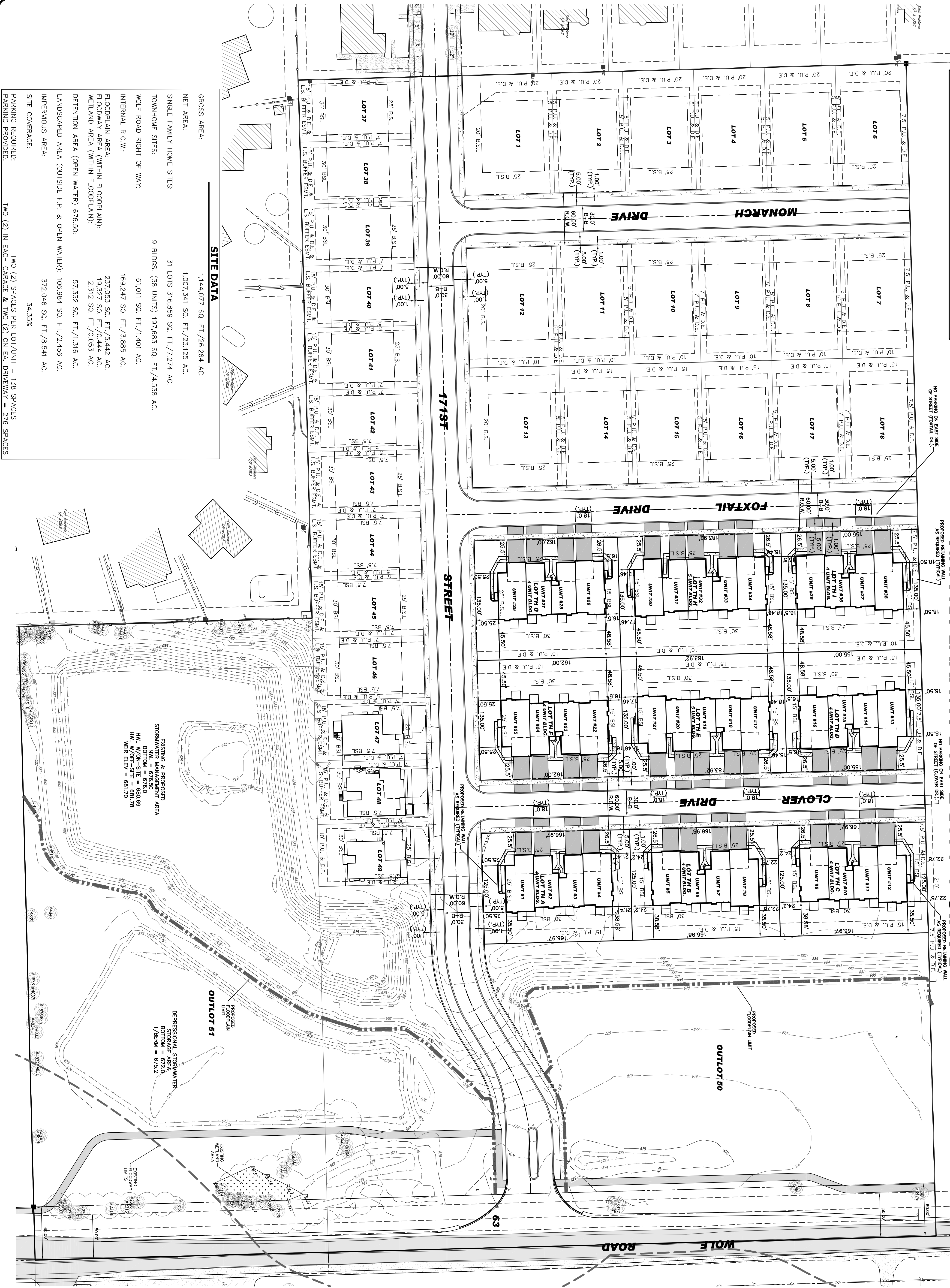


- NOTES**
1. PROPOSED SIDEWALKS TO UNITS ARE TO BE 3' WIDE (TYPICAL).
 2. PROPOSED RETAINING WALLS WILL BE LESS THAN 3' HIGH (TYPICAL).
 3. ON-STREET PARKING IS RESTRICTED TO THE WEST SIDE OF THE STREET ALONG CLOVER DRIVE AND FOXTAIL DRIVE. PARKING TO THE EAST SIDE OF THE STREET IS PROHIBITED.
 4. IRRIGATION SYSTEM SHALL BE EQUIPPED WITH RAIN SENSING SHUT OFF SYSTEMS. THIS WILL PROVIDE FOR AN ADDITIONAL 5% LOT COVERAGE ALLOWANCE PER SECTION 6-205.3.9 OF THE ORLAND PARK ZONING ORDINANCE.

PRELIMINARY SITE PLAN
FOR

T.H. ALTERNATIVE AT BLUFF POINTE



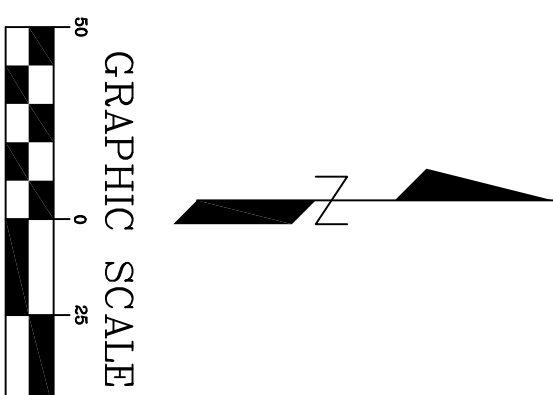
GROSS AREA:	1,144,077 SQ. FT./26,284 AC.
NET AREA:	1,007,341 SQ. FT./23,125 AC.
SINGLE FAMILY HOME SITES:	31 LOTS 316,859 SQ. FT./7,274 AC.
TOWNHOME SITES:	9 BLDGS. (38 UNITS) 197,683 SQ. FT./4,538 AC.
WOLF ROAD RIGHT OF WAY:	61,011 SQ. FT./1.401 AC.
INTERNAL R.O.W.:	169,247 SQ. FT./3,885 AC.
FLOODPLAIN AREA:	237,053 SQ. FT./5,442 AC.
FLOODWAY AREA (WITHIN FLOODPLAIN):	19,527 SQ. FT./0.444 AC.
WETLAND AREA (WITHIN FLOODPLAIN):	2,312 SQ. FT./0.053 AC.
DETENTION AREA (OPEN WATER):	57,332 SQ. FT./1,316 AC.
LANDSCAPED AREA (OUTSIDE F.P. & OPEN WATER):	106,984 SQ. FT./2,456 AC.
IMPERVIOUS AREA:	372,046 SQ. FT./8,541 AC.
SITE COVERAGE:	34.35%
PARKING REQUIRED:	TWO (2) SPACES PER LOT/UNIT = 138 SPACES
PARKING PROVIDED:	TWO (2) IN EACH GARAGE & TWO (2) ON E.A. DRIVEWAY = 276 SPACES

SITE DATA

EXISTING & PROPOSED
STORMWATER MANAGEMENT AREA
BOTTOM = 676.0
H.W. W/O/I-SITE = 680.69
H.W. W/O/I-SITE = 681.78
MEAN ELEV = 681.70

DEPRESSIONAL STORMWATER
STORAGE AREA
BOTTOM = 672.0
T/BERM = 675.2

LOT #	SQ. FT.
LOT 1	13,633
LOT 2	10,820
LOT 3	10,831
LOT 4	10,843
LOT 5	10,854
LOT 6	10,865
LOT 7	10,876
LOT 8	10,887
LOT 9	10,898
LOT 10	10,909
LOT 11	10,920
LOT 12	13,624
LOT 13	13,624
LOT 14	10,800
LOT 15	10,800
LOT 16	10,800
LOT 17	10,800
LOT 18	10,800
LOT 19	10,800
LOT 20	10,800
LOT 21	10,800
LOT 22	10,800
LOT 23	10,800
LOT 24	10,800
LOT 25	10,800
LOT 26	10,800
LOT 27	10,800
LOT 28	10,800
LOT 29	10,800
LOT 30	10,800
LOT 31	10,800
LOT 32	10,800
LOT 33	10,800
LOT 34	10,800
LOT 35	10,800
LOT 36	10,800
LOT 37	10,800
LOT 38	10,800
LOT 39	10,800
LOT 40	10,800
LOT 41	10,800
LOT 42	10,800
LOT 43	10,800
LOT 44	10,800
LOT 45	10,800
LOT 46	10,800
LOT 47	10,800
LOT 48	10,800
LOT 49	10,800
LOT 50	10,800
LOT 51	10,800



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

PRELIMINARY PLAT
FOR
TOWNHOME ALTERNATIVE
AT BLUFF POINTE
ORLAND PARK, ILLINOIS

McNAUGHTON DEVELOPMENT
11S220 JACKSON ST. Ste 101
BURR RIDGE, ILLINOIS 60527
(630) 325-3400

REVISIONS		BY
NO.	DATE	DESCRIPTION

DEI

PROJECT INFORMATION
Project No.: 16-0046
Scale: 1" = 50'
Date: 2019-06-26
Design By: SDS
Drawn By: NSM
Checked By: SDS

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