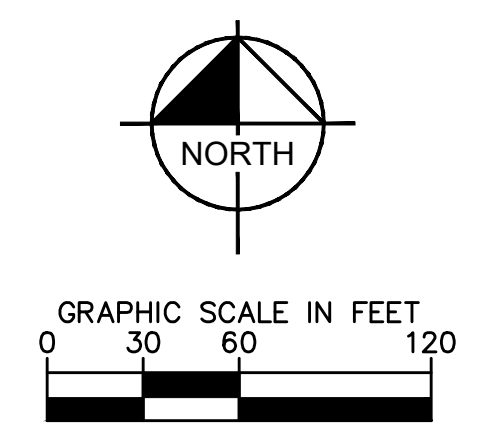


Drawing name: \\kimley-horn.com\WMS\CHS\JOB\168626000_SR\Jacobson_Orland Park, IL\2 Design\CAD\PlanSheets\C2.0 - SITE DIMENSION PLAN.dwg C2.0 Mar 08, 2019 7:54am by: Taylor Eschbach
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BOARD APPROVED
 Case No: 2018-0499
 Date: 04/01/2019
 W/Conditions: Yes
 W/Out Conditions: N/A
 VILLAGE OF ORLAND PARK



NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	03/08/19	WAW
2	REVISED PER VILLAGE COMMENTS	02/06/19	WAW
3	REVISED PER VILLAGE COMMENTS	01/07/19	WAW
4	REVISED PER VILLAGE COMMENTS	11/16/18	WAW

GENERAL NOTES

- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
- RADIi ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

KEY NOTES

- 86.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
- ACCESSIBLE RAMP (SEE DETAILS)
- CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
- ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
- 4" WIDE PAINTED SOLID LINE, TYP.
- CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- 24" WIDE STOP BAR, TYP. (SEE DETAILS)
- STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
- VILLAGE STANDARD LED LIGHT POLE (COBRA HEAD)

SITE DATA

GENERAL:
 SITE AREA: 57.72 AC
 TOTAL IMPERVIOUS AREA: 30.66 AC (INCLUDING EXISTING POND)
 TOTAL PERVIOUS AREA: 27.06 AC
 LOT COVERAGE: 53.12% (INCLUDING EXISTING POND)
 EXISTING ZONING: E1 ESTATE RESIDENTIAL
 COMPREHENSIVE PLAN: REGIONAL CORE PLANNING DISTRICT
 PROPOSED ZONING: COR MIXED USE DISTRICT
 EXISTING WETLANDS AREA: 10.27 AC
 PARKING DIMENSION: 9' X 18' - 22' MIN. DRIVE AISLE
 TOTAL RESIDENTIAL UNITS: 294
 OVERALL RESIDENTIAL DENSITY: 8.90 UNITS/ACRE

SENIOR-TARGETED RANCH VILLA APARTMENTS:
 SITE AREA: 24.82 AC
 SITE AREA FOR DETENTION & WETLANDS: 7.47 AC
 NET AREA: 17.35 AC
 IMPERVIOUS AREA: 11.51 AC
 PERVIOUS AREA: 13.31 AC
 LOT COVERAGE: 46.37%
 NUMBER OF BUILDINGS: 26
 NUMBER OF UNITS: 104
 DENSITY: 5.99 UNITS/ACRE
 FRONT TO CURB: 30'
 SIDE TO SIDE: 20'
 REAR TO REAR: 50'
 UNIT TYPE: 1,370 SF (2-BEDROOM)
 PARKING PROVIDED: 2-CAR GARAGE = 208 SPACES
 2-CAR DRIVEWAY = 208 SPACES
 TOTAL = 416 SPACES
 2 SPACES/UNIT = 208 SPACES

HOTEL:
 SITE AREA: 3.01 AC
 SITE AREA FOR DETENTION: 0.18 AC
 NET AREA: 2.83 AC
 IMPERVIOUS AREA: 1.98 AC
 PERVIOUS AREA: 1.03 AC
 LOT COVERAGE: 65.78%
 PROPOSED F.A.R.: 0.69
 HEIGHT PROPOSED: 6 STORIES
 ROOM COUNT: 122 ROOMS
 PARKING REQUIRED: 98 SPACES
 PARKING PROVIDED: 98 SPACES

PAVING AND CURB LEGEND

	STANDARD DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	DECORATIVE HARDSCAPE FOR LANDSCAPE PER LANDSCAPE PLANS
	ASPHALT MULTI-USE PATH MINIMUM 8' WIDTH
	VEHICLE RATED SPECIALTY PAVING
	STANDARD PITCH CONCRETE CURB AND GUTTER

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 1001 WARRENVILLE ROAD, SUITE 350,
 Lisle, IL 60532
 WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
 DESIGNED BY: TFE
 DRAWN BY: JDC
 CHECKED BY: WAW

PRELIMINARY NOT FOR CONSTRUCTION

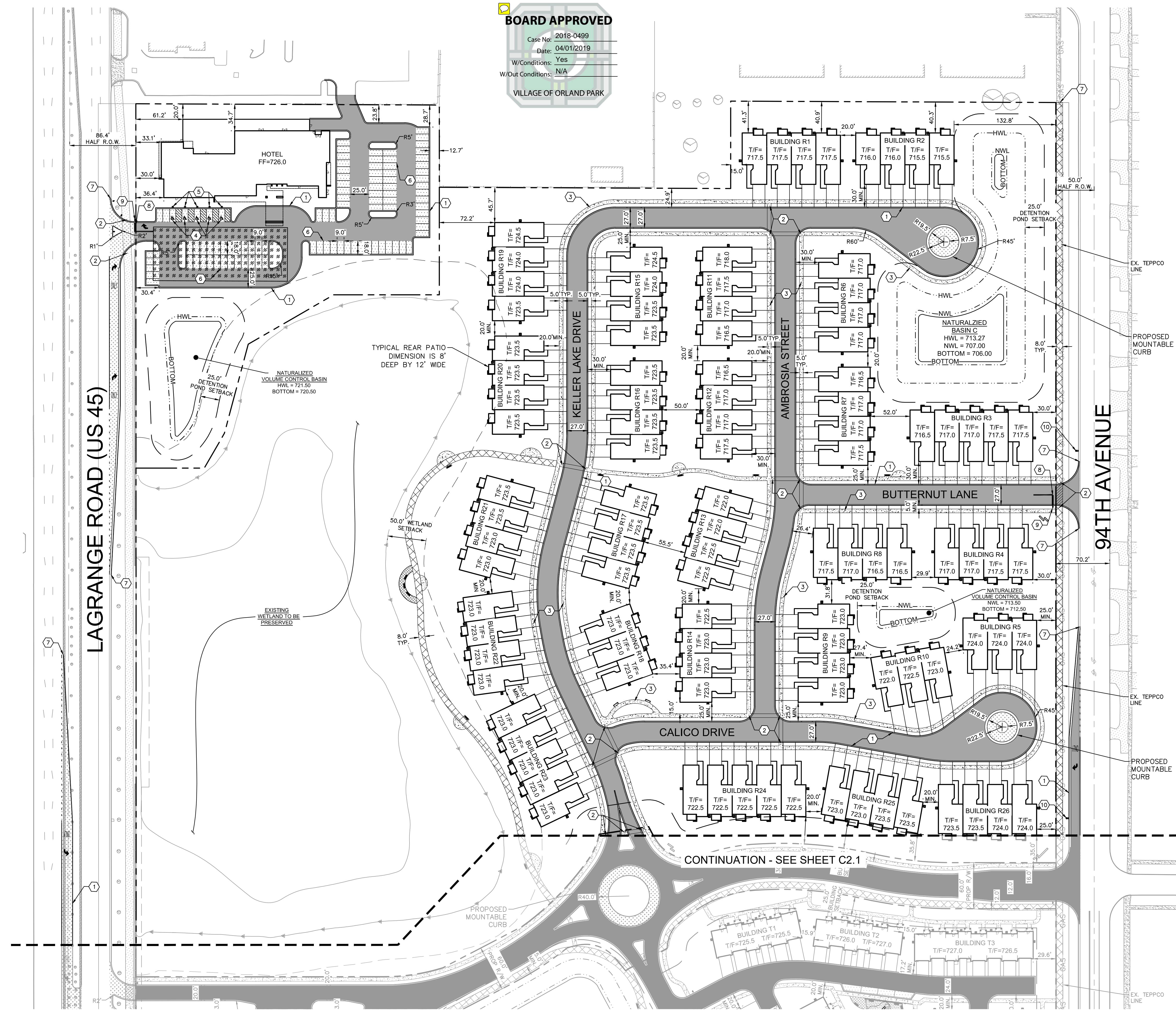
SR JACOBSON
 ARCHITECTURE & INTERIORS

LORMAX STERN

SITE DIMENSION PLAN - NORTH

ORLAND RIDGE
 LAGRANGE ROAD & 171ST STREET
 ORLAND PARK, IL 60487

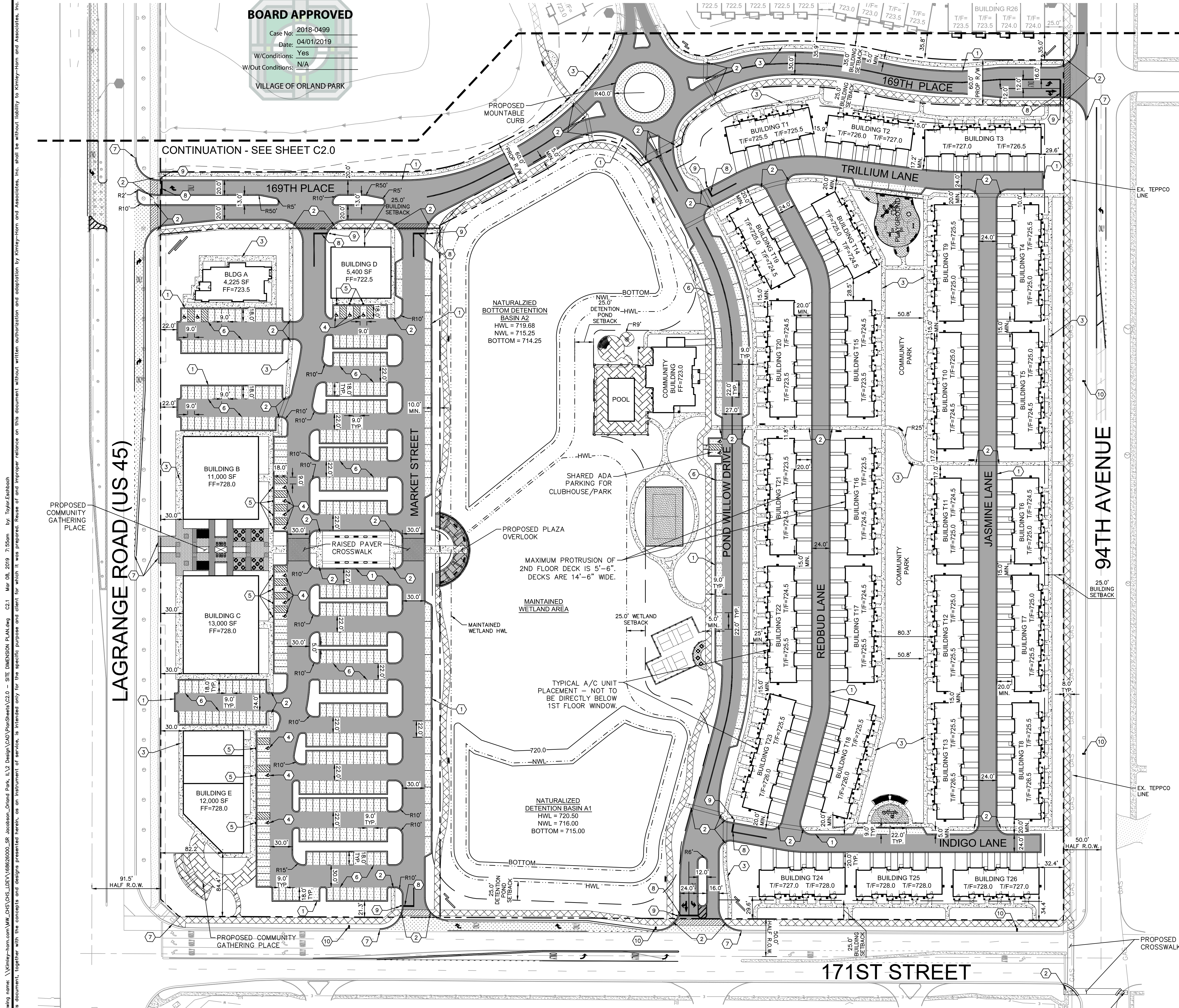
ORIGINAL ISSUE: 07/13/2018
 KHA PROJECT NO. 168626000
 SHEET NUMBER
C2.0



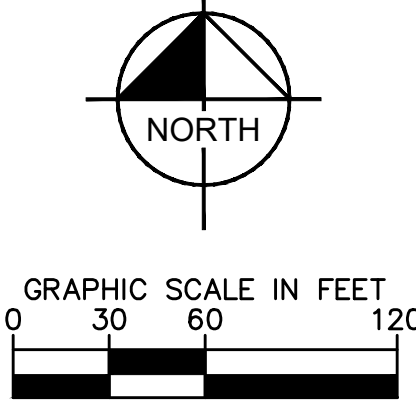
LAGRANGE ROAD (US 45)

94TH AVENUE

CONTINUATION - SEE SHEET C2.1



BOARD APPROVED
 Case No: 2018-0499
 Date: 04/01/2019
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 VILLAGE OF ORLAND PARK



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- ### KEY NOTES
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 - 2 ACCESSIBLE RAMP (SEE DETAILS)
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SITE DATA

GENERAL:	
SITE AREA:	57.72 AC
TOTAL IMPERVIOUS AREA:	30.66 AC (INCLUDING EXISTING POND)
LOT COVERAGE:	27.06 AC
EXISTING ZONING:	53.12% (INCLUDING EXISTING POND)
COMPREHENSIVE PLAN:	E1 ESTATE RESIDENTIAL
PROPOSED ZONING:	REGIONAL CORE PLANNING DISTRICT
EXISTING WETLANDS AREA:	COR MIXED USE DISTRICT
PARKING DIMENSION:	10.27 AC
TOTAL RESIDENTIAL UNITS:	9' X 18' - 22' MIN. DRIVE AISLE
OVERALL RESIDENTIAL DENSITY:	294 UNITS/ACRE
	8.90 UNITS/ACRE
TOWNHOME APARTMENTS:	
SITE AREA:	20.21 AC
SITE AREA FOR DETENTION:	4.55 AC
NET AREA:	15.66 AC
IMPERVIOUS AREA:	8.74 AC
PERVIOUS AREA:	11.47 AC
LOT COVERAGE:	43.23%
NUMBER OF BUILDINGS:	26 (27 INCLUDING COMMUNITY BUILDING)
NUMBER OF UNITS:	138 2 BEDROOM UNITS
	52 3 BEDROOM UNITS
	190 TOTAL UNITS
DENSITY:	12.13 UNITS/ACRE
UNIT TYPES:	2 BEDROOM/2.5 BATH (1,295 SF)
	2 BEDROOM/2.5 BATH (1,560 SF)
	3 BEDROOM/2.5 BATH (1,560 SF)
PARKING PROVIDED:	STANDARD SPACES: 59
	GARAGE SPACES: 328
	DRIVEWAY SPACES: 338
	TOTAL SPACES: 715 (3.76/UNIT)
	2 SPACES/UNIT = 380 SPACES
PARKING REQUIRED:	
RETAIL/COMMERCIAL:	
SITE AREA:	7.57 AC
IMPERVIOUS AREA:	6.59 AC
PERVIOUS AREA:	0.98 AC
LOT COVERAGE:	87.02%
PROPOSED F.A.R.:	0.14
SF RETAIL:	19,000
SF RESTAURANT:	26,625
PARKING REQUIRED:	343 SPACES
PARKING PROVIDED:	376 SPACES
169TH PLACE R.O.W.:	
SITE AREA:	2.11 AC
IMPERVIOUS AREA:	1.84 AC
PERVIOUS AREA:	0.27 AC
LOT COVERAGE:	87.35%

PAVING AND CURB LEGEND

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	HEAVY DUTY ASPHALT PAVEMENT
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	ASPHALT MULTI-USE PATH MINIMUM 8' WIDTH
	VEHICLE RATED SPECIALTY PAVING
	STANDARD PITCH CONCRETE CURB AND GUTTER

REVISED PER VILLAGE COMMENTS	03/08/19	WAW	BY
REVISED PER VILLAGE COMMENTS	02/06/19	WAW	
REVISED PER VILLAGE COMMENTS	01/07/19	WAW	
REVISED PER VILLAGE COMMENTS	11/16/18	WAW	
REVISIONS			DATE

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 LISLE, IL 60532-4550
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SCALE: AS NOTED
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 LORMAX STERN

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Drawing name: \\kimley-horn.com\WAW_CHS\168626000_SR_Jacobson_Orland Park, IL\2 Design\CAD\PlanSheets\C2.1 - SITE DIMENSION PLAN.dwg - SITE DIMENSION PLAN.dwg
 Date: 03/08/2019 7:55am by: Taylor Eschbach
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