

BOARD APPROVED

Date: August 16, 2019

W/Out Conditions:

GRAPHIC SCALE

50 0 25 50



(IN FEET)
1 inch = 50 ft.

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

W. JOHN STREET, SUITE 1
MOKENA, ILLINOIS 60448
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IL PROF. LIC. No.: 184 -- 003740

DEI

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

1 OF 1

PRELIMINARY SITE PLAN

NO PARKING ON EAST SIDE
OF STREET (FOXTAIL DR.).

PROPOSED RETAINING WALL
AS REQUIRED (TYPICAL)

18.56 NO PARKING ON EAST SIDE
OF STREET (CLOVER DR.)

PROPOSED RETAINING WALL
AS REQUIRED (TYPICAL)
7.5' P.U. & D.E.

Conditions: YES

W/Out Conditions:

VILLAGE OF ORLAND PARK

PROPOSED
FLOODPLAIN LIMIT

OUTLOT 50

PROPOSED RETAINING
AS REQUIRED (TY

OUTLOT 51

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

EXISTING & PROPOSED
STORMWATER MANAGEMENT AREA
NWL = 676.50
BOTTOM = 676.0
HWL W/ON-SITE = 680.69
HWL W/OFF-SITE = 681.78
WEIR ELEV = 681.70

GROSS AREA:	1,144,077 SQ. FT./26.264 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:	161,011 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):	19,327 SQ. FT./0.444 AC.
WETLAND AREA (WITHIN FLOODPLAIN):	2,312 SQ. FT./0.053 AC.
DETENTION AREA (OPEN WATER) 676.50:	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 EA. DRIVEWAY = 276 SPACES

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	10,800
LOT 8	10,800
LOT 9	10,800
LOT 10	10,800
LOT 11	10,800
LOT 12	13,624
LOT 13	13,624
LOT 14	10,800
LOT 15	10,870
LOT 16	10,800
LOT 17	10,800
LOT 18	10,800
LOT 37	8,764
LOT 38	8,750
LOT 39	8,750
LOT 40	8,750
LOT 41	8,750
LOT 42	8,750
LOT 43	8,750
LOT 44	8,750
LOT 45	8,750
LOT 46	8,750
LOT 47	8,750
LOT 48	8,750
LOT 49	8,750
LOT TH A	20,871
LOT TH B	20,872
LOT TH C	20,872
LOT TH D	20,925
LOT TH E	24,829
LOT TH F	21,870
LOT TH G	21,870
LOT TH H	24,829
LOT TH I	20,925