

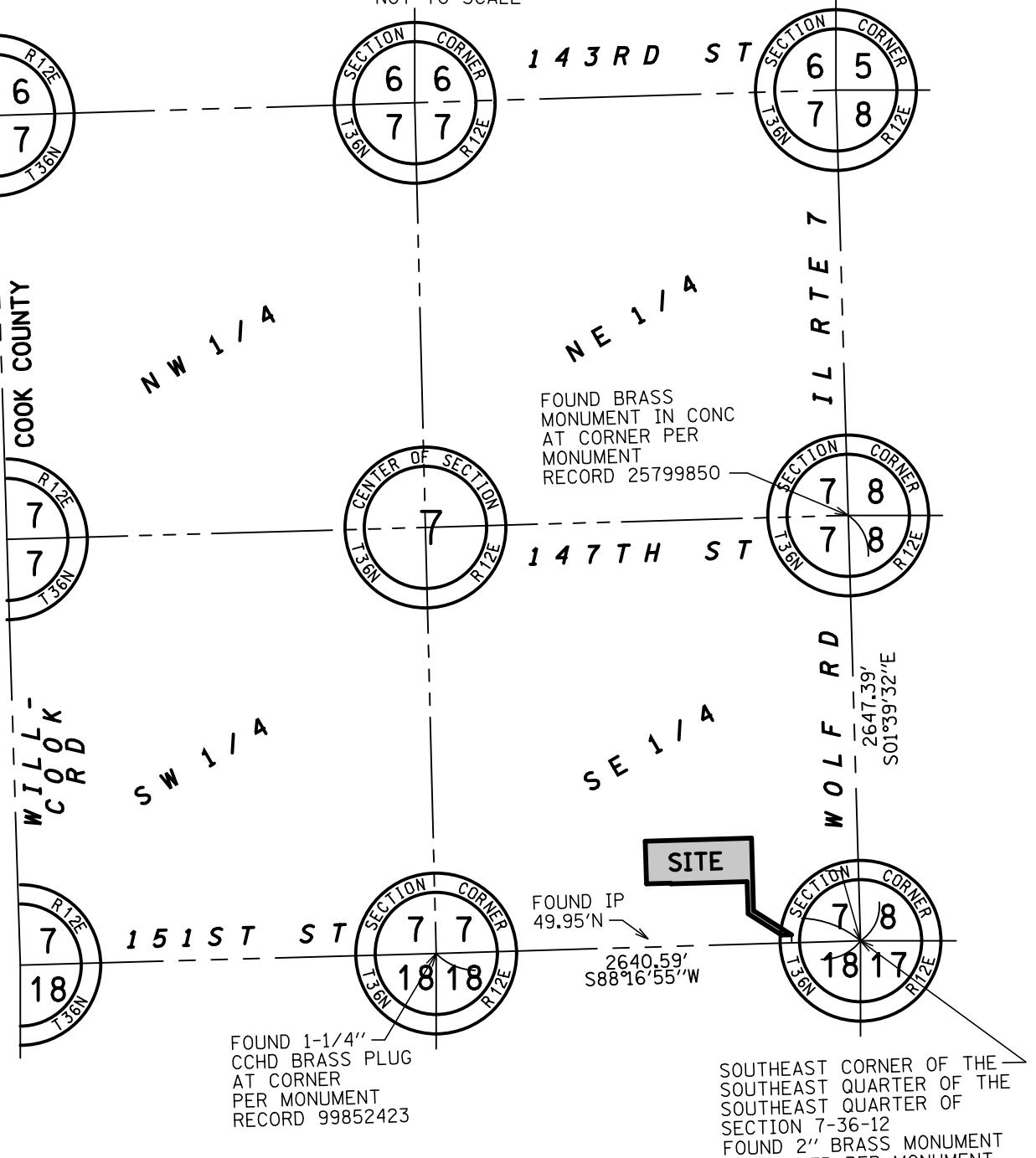
PROPERTY DESCRIPTION:  
PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND CRIBED AS FOLLOWS; COMMENCING AT A POINT IN THE SOUTH LINE OF THE SOUTHEAST OF THE SOUTHEAST 1/4 OF SECTION 7 AFORESAID THAT IS 428.00 FEET WEST OF THE THEAST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 7 AND RUNNING THENCE NORTH 00 REES 01 MINUTES 43 SECONDS EAST ALONG A LINE PARALLEL TO THE EAST LINE OF D SOUTHEAST 1/4 OF SECTION 7, A DISTANCE OF 50.00 FEET TO THE NORTH LINE OF ST STREET AND THE POINT OF BEGINNING, THENCE NORTH 55 DEGREES 56 MINUTES 15 ONDIS WEST, 279.95 FEET TO A POINT THAT IS 660.00 FEET WEST OF THE EAST LINE THE SOUTHEAST 1/4 OF SECTION 7; THENCE NORTH 00 DEGREES 01 MINUTES 43 ONDIS EAST, 452.38 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 0 SECONDS WEST NG A LINE PARALLEL TO THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 7, A TANCE OF 660.78 FEET TO A POINT IN THE WEST LINE OF SAID SOUTHEAST 1/4 OF THEAST 1/4 OF SECTION 7, THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHEAST OF THE SOUTHEAST 1/4 OF SECTION 7, A DISTANCE OF 265.47 FEET TO A POINT; NCE SOUTH 89 DEGREES 58 MINUTES 17 SECONDS EAST, 151.20 FEET; THENCE SOUTH 00 REES 00 MINUTES 00 SECONDS EAST, 5.00 FEET; THENCE SOUTH 89 DEGREES 58 UTES 17 SECONDS EAST, 474.44 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 43 ONDIS WEST, 199.59 FEET; THENCE SOUTH 55 DEGREES 56 MINUTES 15 SECONDS EAST, .87 FEET TO THE NORTH LINE OF 151 ST STREET, THENCE NORTH 89 DEGREES 57 UTES 00 SECONDS EAST, 62.41 FEET TO THE PLACE OF BEGINNING, THE NORTHERNMOST NDARY OF THE ABOVE DESCRIBED TRACT OF LAND BEING A LINE DRAWN PARALLEL TO 659.38 FEET (BY RECTANGULAR MEASUREMENT) NORTH OF THE SOUTH LINE OF SAID THEAST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD NCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ON A REVIEW OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY MAP 7031C0682J MAP REVISED AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT PROPERTY LIES:  
Y IN ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN, AND PARTIALLY IN ZONE AE SPECIAL FLOOD HAZARD AREAS (SFHAS) EXPOSED TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS ARE DETERMINED, AND PARTIALLY IN FLOODWAY AREAS IN ZONE AE. THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF OBSTRUCTIONS AND ATTACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT MATERIAL INCREASES IN FLOOD HEIGHTS, AND PARTIALLY IN OTHER FLOOD AREAS EXPOSED TO THE 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DRAINAGE AREAS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND ARE PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY SAID FIRM MAP. SEE MAP FOR COMPLETE DETAILS.

E PLAN IS WITHIN 1 1/2 MILES OF THE CORPORATE LIMITS OF CITY OF ORLAND  
CH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS  
ED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR  
R AMENDED.

NSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.  
NCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.  
Y OF FIELD WORK: JANUARY 30, 2015.

AIL OF SECTION 7-36-12  
NOT TO SCALE



## SITE DATA

**SITE DATA**

GROSS AREA:	193,406 SF OR 4.440 ACRES
NET AREA (BUILDABLE):	113,104 SF OR 2.597 ACRES
OXIMATE AREA OF ZONE X AND ZONE AE:	10,180 SF OR 0.234 ACRES
ENTAGE OF EXISTING LOT COVERAGE:	31.97%
SCAPED AREA:	146,158.2 sf OR 3.355 ACRES
R AREA RATIO:	0.119
OF REQUIRED PARKING SPACES (INC HANDI):	N/A
OF PARKING SPACES PROVIDED (INC HANDI):	N/A
S IMPERVIOUS SURFACE AREA:	47,247.80 SF OR 1.085 ACRES
ENTAGE OF PROPOSED SITE COVERAGE:	24.43%
ER OF LOTS:	1
ER OF BUILDINGS:	3
POSED BUILDING AREA:	8,596 SF
POSED BUILDING HEIGHT:	33' 7" TO RIDGELINE

**PRELIMINARY SITE PLAN**  
**FOREST GROVE**  
**A PROPOSED E-1 ESTATE**  
**RESIDENTIAL PLD**

RESIDENTIAL FUD  
BEING PART OF THE SOUTHEAST QUARTER OF  
SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 12  
EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

OF THE THIRD PR  
DRESS:  
1ST STREET  
PARK, IL 60467  
P: ORLAND

AL MERIDIAN, 1  
E P.I.N.:  
07-401-018-000

SCALE OF DRAWING:  
1" = 40'

DATE: 01/19/2016  
B NO: 8626  
ENAME: 26PRESUB-01  
EET 1 OF 1