

SITE PLAN

FOR

ESTATES AT RAVINIA MEADOW

ORLAND PARK, ILLINOIS
TOWNSHIP 36 NORTH, RANGE 12E

PARCEL INDEX NUMBER	
27-21-200-010	
27-21-400-004	
ORLAND PARK, ILLINOIS	

LOCATION MAP



COSTCO-ORLAND PARK, IL
PER DOC. 0529903097
(ZONED COR - MIXED USE)

MONUMENT SIGN
(SEE LANDSCAPE
PLANS FOR DETAILS)

FENCE
(SEE LANDSCAPE
PLANS FOR DETAILS)

SCALE: 1 INCH = 100 FEET

ZONING TABLE

A. MIN. LOT SIZE	B3 CODE	PROPOSED
B. LOT WIDTH (STANDARD)	10,000 S.F.	≥ 10,000 S.F.
C. CORNER LOT WIDTH	80 FT.	VARIABLE
D. LOT DEPTH	10% WIDER	10% WIDER
E. LOT WIDTH (CUL-DE-SAC)	125 FT.	125 FT.
F. FRONT YARD SETBACK	50 FT.	50 FT.
G. CORNER SIDE YARD SETBACK	25 FT.	25 FT.
H. INTERIOR SIDE YARD SETBACK	15 FT.	15 FT.
I. REAR YARD SETBACK	10% OF LOT WIDTH	8 FT.
J. LOT COVERAGE	30 FT.	30 FT.
K. BUILDING HEIGHT	45%	45%
L. PARKING (2 PER UNIT)	30 FT.	30 FT.
M. BICYCLE PARKING	264	≥ 264
	N.A.	N.A.

SITE DATA

A. TOTAL GROSS AREA	72.56 AC. ±
B. NET BUILDABLE AREA	
GROSS AREA	72.56 AC.
FLOODPLAIN	5.61 AC.
WETLANDS	1.58 AC.
WETLAND BUFFERS	4.36 AC.
STORMWATER MANAGEMENT	5.02 AC.
TOTAL	55.99 AC. ±
C. CURRENT ZONING	R3
D. PROPOSED ZONING	R3
E. INTERIOR R.O.W.	11.06 AC. ±
F. OPEN SPACE	
PARK	0.77 AC. ±
STORMWATER MANAGEMENT	5.02 AC. ±
COMMON AREA	19.83 AC. ±
TOTAL	25.32 AC. OR 34.9%
G. ALLOWABLE DENSITY (2.5 UNITS X 55.99 AC.)	139 UNITS
H. PROPOSED UNITS	132
I. GROSS DENSITY	1.82 DU/AC.
J. NET DENSITY	2.36 DU/AC.
K. MIN. LOT WIDTH	75 FT.
L. MIN. LOT SIZE	10,004 S.F.
M. AVE. LOT SIZE	11,940 S.F.
N. MAX. LOT SIZE	26,268 S.F.
O. SETBACKS	
FRONT YARD	25 FT.
CORNER SIDE YARD	15 FT.
INTERIOR SIDE YARD	8 FT.
REAR YARD	30 FT.
P. MAXIMUM LOT COVERAGE	45%
Q. GROSS IMPERVIOUS AREA	16.28 AC.
SINGLE FAMILY LOTS (45%)	5.83 AC.
ROADS	1.76 AC.
SIDEWALKS	1.00 AC.
PATHS	24.87 AC. OR 34.3%
TOTAL	

NOTE: SEE ARCHITECTURAL ELEVATION PACKAGE FOR TOTAL SIZE AND DIMENSIONS OF ALL PRINCIPAL AND ACCESSORY BUILDINGS/STRUCTURES. FLOOR AREA RATIO AND BREAKDOWN OF RESIDENTIAL UNITS BY NUMBER OF BEDROOMS. SEE LANDSCAPE PLAN FOR AREA OF PROPOSED LANDSCAPING

LOT AREA TABLE

LOT	AREA (SF)	LOT	AREA (SF)
OUTLOT A	0.12 AC.	65	11,677
OUTLOT B	0.52 AC.	66	12,901
OUTLOT C	4.18 AC.	67	10,395
OUTLOT D	18.72 AC.	68	10,395
OUTLOT E	1.02 AC.	69	10,395
PARK	0.77 AC.	70	10,395
01	12,011	71	10,424
02	11,591	72	10,395
03	15,022	73	12,735
04	12,019	74	15,522
05	10,395	75	10,519
06	12,041	76	10,395
07	12,654	77	10,395
08	11,856	78	10,395
09	10,464	79	10,004
10	11,083	80	12,058
11	10,938	81	12,551
12	13,100	82	10,511
13	10,702	83	10,395
14	11,756	84	10,395
15	15,103	85	10,395
16	12,457	86	11,823
17	14,103	87	12,015
18	17,196	88	10,395
19	26,268	89	10,878
20	14,669	90	11,224
21	13,809	91	10,224
22	11,766	92	12,129
23	11,550	93	10,395
24	11,550	94	10,395
25	11,550	95	10,395
26	11,550	96	11,057
27	11,550	97	12,058
28	11,550	98	10,026
29	11,629	99	10,395
30	11,929	100	10,026
31	14,229	101	10,395
32	14,568	102	10,625
33	11,806	103	11,946
34	11,550	104	12,272
35	11,550	105	10,395
36	11,550	106	11,006
37	11,550	107	10,395
38	11,550	108	10,395
39	11,550	109	10,395
40	11,550	110	10,395
41	11,550	111	10,507
42	11,550	112	13,395
43	11,550	113	15,072
44	11,550	114	10,987
45	11,550	115	10,395
46	14,521	116	10,395
47	10,395	117	10,395
48	10,395	118	10,395
49	10,395	119	10,395
50	10,395	120	10,645
51	11,680	121	12,323
52	16,018	122	12,256
53	10,395	123	21,130
54	12,825	124	18,944
55	17,456	125	11,821
56	11,922	126	11,484
57	15,178	127	10,415
58	12,849	128	10,309
59	12,014	129	10,260
60	11,983	130	11,082
61	13,709	131	13,592
62	10,395	132	15,167
63	11,787		
64	11,271		

NOTES:

- MAILBOX LOCATIONS SUBJECT TO USPS APPROVAL.
- ALL RETAINING WALLS TO BE MAINTAINED BY HOA.
- OUTLOTS A, B, C, D & E AND ALL STORMWATER MANAGEMENT AREAS WILL BE OWNED AND MAINTAINED BY THE HOA ALONG WITH ASSOCIATED STORM SEWER, UNDERDRAINS, CLEANOUTS AND OBSERVATION WELLS.
- THE PARK WILL BE OWNED AND MAINTAINED BY THE VILLAGE.
- THE PLAYGROUND SHALL BE ISO CERTIFIED (9001:2015 AND 14001:2015) AND COMPLY WITH ALL ASTM STANDARDS.

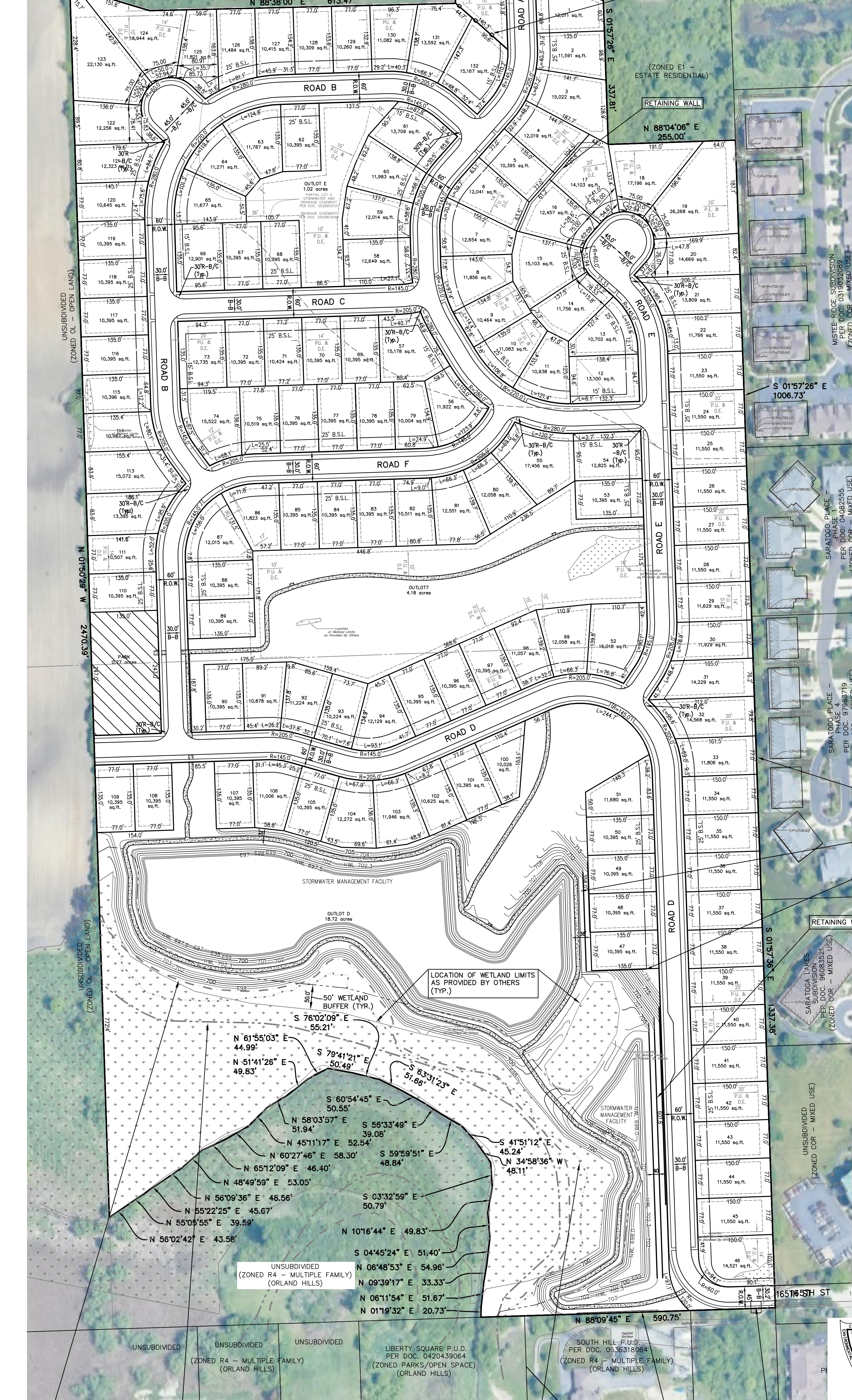
UNSUBDIVIDED (ZONED COR - MIXED USE)

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DRAWN BY: PRP/DDD FLD. BK. / PG. NO.: BK./PG.
COMPLETION DATE: 08-23-2024 JOB NO.: 402.170
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REVISED: 09-27-24/DDD,KMS, 10-2-24/DDD
REVISED: 11-04-24/LAL, 12-06-24/LAL



APPROXIMATE LIMITS OF A SPECIAL ZONE AE SCALED FROM F.I.R.M. PANEL 17031C0703K

APPROXIMATE LIMITS OF FLOODWAY SCALED FROM F.I.R.M. PANEL 17031C0703K

APPROXIMATE LIMITS OF A SPECIAL ZONE AE BASED ON TOPO

RETAINING WALL
PROPOSED CONNECTION FOR EXISTING DRIVEWAY