

LEGEND



PROPOSED ASPHALT BY OWNER.

PROPOSED IMPROVEMENTS BY I.D.O.T.



- NOTES:
1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD HIGHWAY SIGNS BOOK.
 2. THE PLACEMENT AND SPACING OF SIGNS SHALL CONFORM WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

SITE DATA:

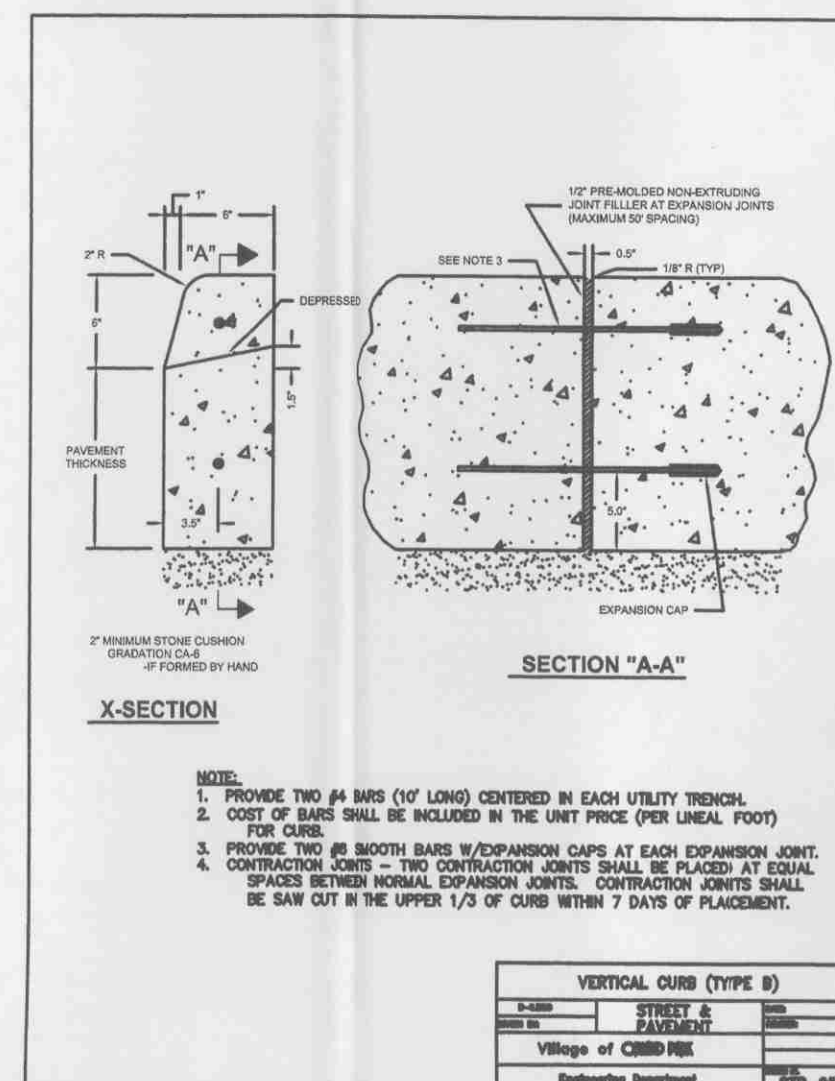
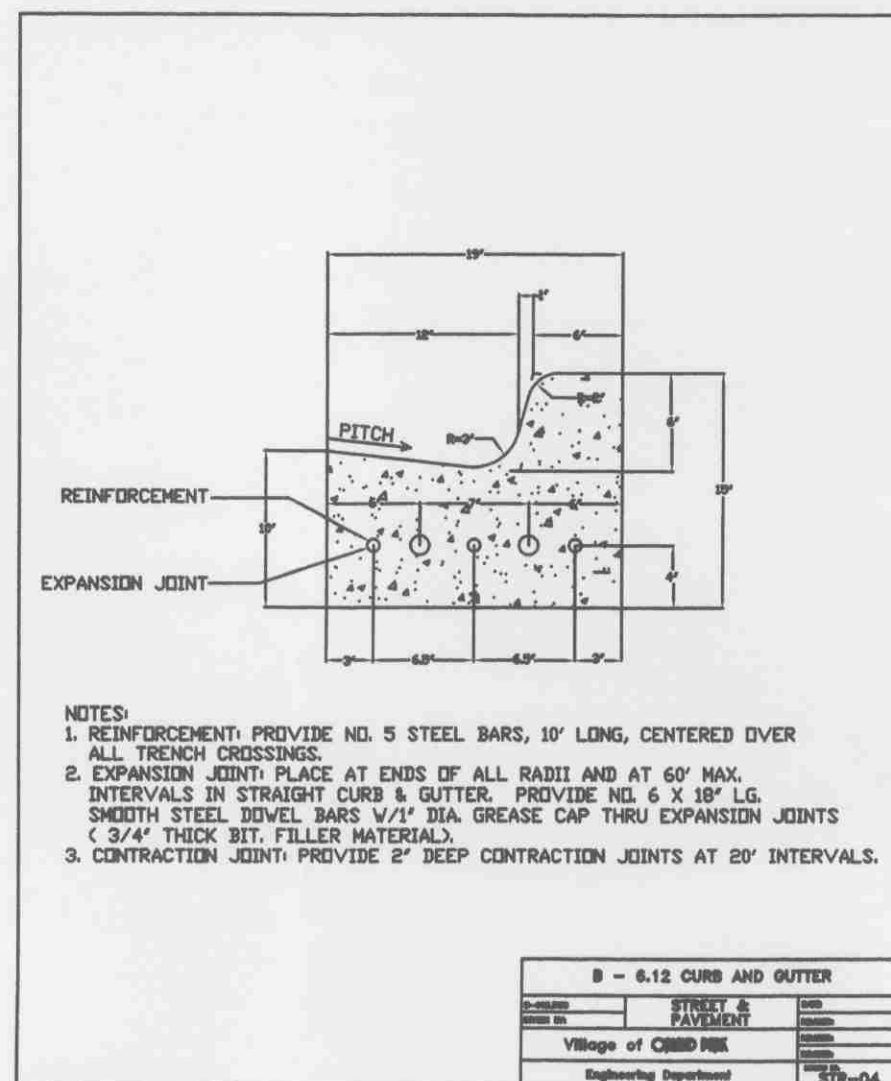
TOTAL (GROSS) SITE AREA	= 0.99 ac = 43,184 SF
ROW DEDICATION	= 0.13 ac = 5,659 SF
NET SITE AREA	= 0.86 ac = 37,525 SF
LANDSCAPE AREA	= 0.40 ac = 17,233 SF
COMMERCIAL UNIT AREA (2 STORY)	= 11,420 SF
FLOOR AREA RATIO	= 0.30
PARKING REQUIRED	= 38 SPACES
PARKING PROVIDED	= 38 SPACES
REGULAR	= 36
HANDICAP	= 2
BUILDING LAND COVERAGE	= 5,652 SF (15%)
PAVEMENT AND SIDEWALK AREA	= 14,640 SF (39%)
NUMBER OF LOTS	= 1
NUMBER OF BUILDINGS	= 1 (BIZ ZONED)

NOTES:

ALL PERIMETER SWALES SHALL BE PLANTED WITH MATERIALS TO BE APPROVED BY THE VILLAGE OF ORLAND PARK. THESE SWALES SHALL CONFORM TO THE STANDARDS NECESSARY TO MEET "BIO SWALE" CLASSIFICATIONS.

LEGAL DESCRIPTION:

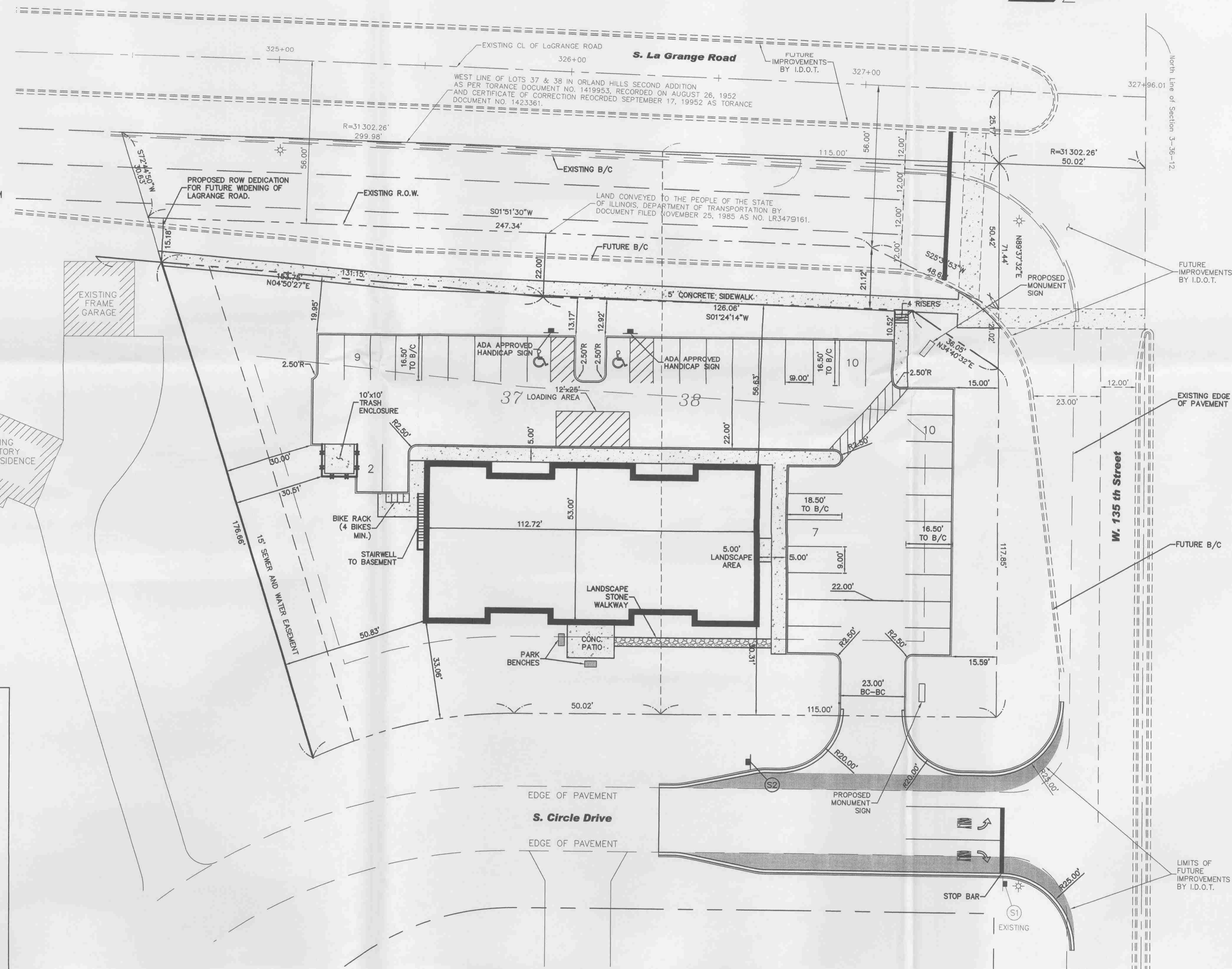
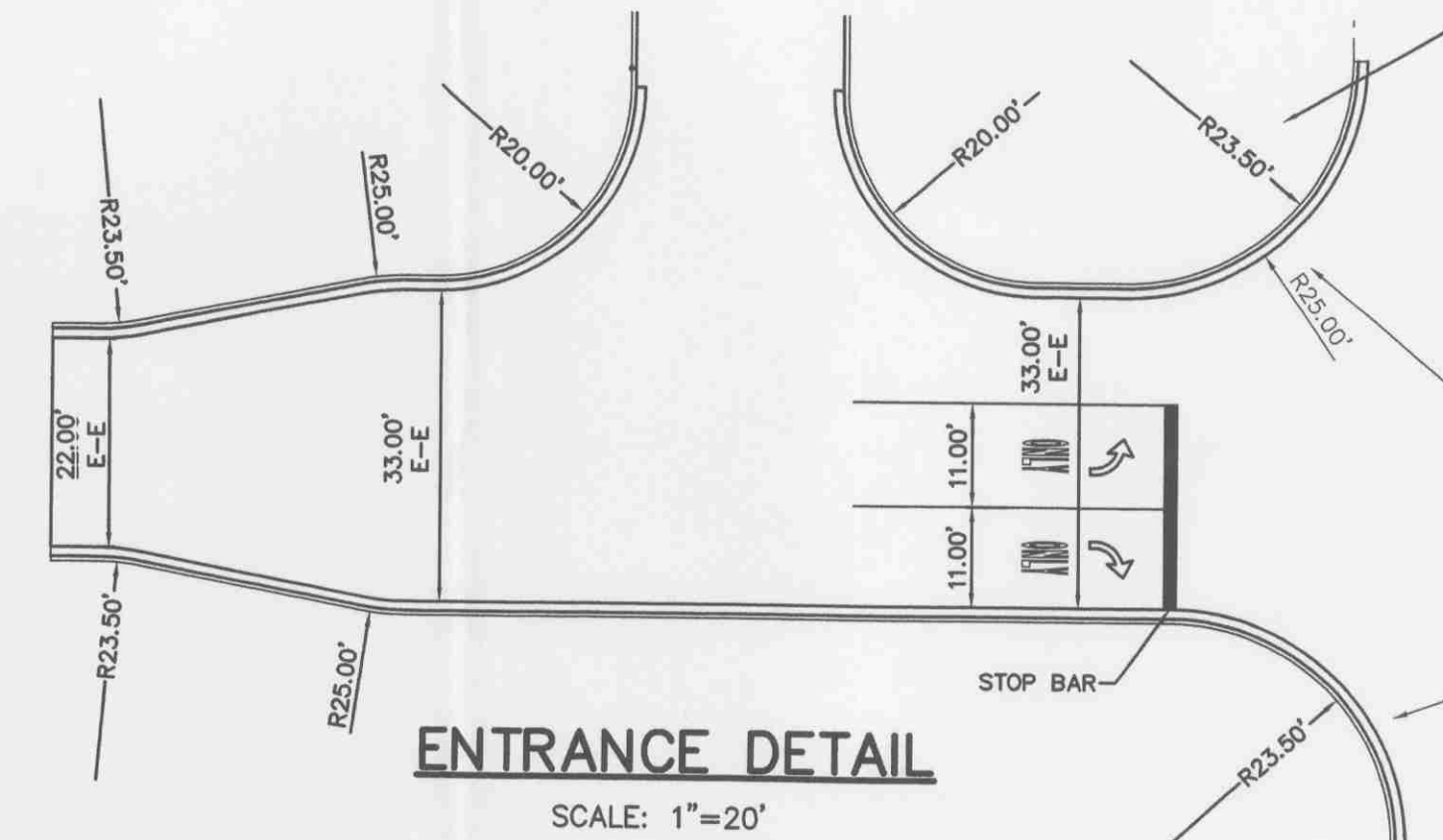
LOTS 37 AND 38 (EXCEPT THAT PART OF SAID LOTS 37 AND 38 CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, BY DOCUMENT FILED NOVEMBER 25, 1985, AS NUMBER LR3479161, MORE PARTICULARLY DESCRIBES AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 38; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 37 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 38, A DISTANCE OF 50.42 FEET; THENCE SOUTH 25 DEGREES 31 MINUTES 53 SECONDS WEST 48.66 FEET; THENCE SOUTH 1 DEGREE 51 MINUTES 30 SECONDS WEST 247.34 FEET TO THE SOUTHERLY LINE OF SAID LOT 37; THENCE SOUTH 72 DEGREES 44 MINUTES 50 SECONDS WEST, ALONG SAID SOUTHERLY LINE, 30.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 37, SAID POINT BEING A 31,302.26 FEET RADIUS CURVE, THE CENTER OF CURVE BEARS NORTH 88 DEGREES 13 MINUTES 52 SECONDS WEST FROM SAID POINT; THENCE NORTHERLY 300.02 FEET, ALONG SAID CURVE AND THE WEST LINE OF SAID LOTS 37 AND 38 THROUGH A CENTER ANGLE OF 0 DEGREES 32 MINUTES 57 SECONDS, TO THE POINT OF BEGINNING) IN BLOCK 4 IN ORLAND HILLS SECOND ADDITION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



FINAL SITE PLAN FOR PARK CORNERS II

ORLAND PARK, ILLINOIS

SITE ADDRESS:
13510 CIRCLE DRIVE, ORLAND PARK, ILLINOIS 60462
ORLAND TOWNSHIP



REVIEW SET
NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS
1	05-25-07	PER VILLAGE REVIEW
2	06-15-07	PER VILLAGE REVIEW
3	08-17-07	PER VILLAGE REVIEW
4	09-10-07	PER VILLAGE REVIEW

MCNAUGHTON DEVELOPMENT
11900 SOUTHWEST HIGHWAY
PALOS PARK, ILLINOIS 60464
(708) 361-8300

FINAL SITE PLAN
FOR
PARK CORNERS II
ORLAND PARK, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING AND SITE DESIGN ENGINEERS
9500 BORNHET DRIVE, SUITE 304
MOKENA, ILLINOIS 60448
(708) 326-4961
IL PROF. LIC. NO.: 184-003740



PROJECT INFORMATION
Project No.: 07-0007E
Scale: 1"=20'
Date: 03-27-07
Design By: ADM
Drafted By: ADM
Checked By: SDS

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OF
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FINAL SITE PLAN