



- LEGEND**
- ROADWAY PAVEMENT
  - 8' ASPHALT PATH
  - CONCRETE SIDEWALK
  - CONCRETE SIDEWALK  
HC RAMP (5' WIDE UNLESS NOTED)
  - PROPOSED DEPRESSED CURB & GUTTER
  - PROPOSED M3.12 CURB AND GUTTER
  - PROPOSED STREET LIGHT
  - RECOMMENDED DRIVEWAY LOCATION

- NOTES:**
- SEE SHEET TS1 FOR TYPICAL ROADWAY SECTION.
  - DESIGN SPEED LIMIT IS 20 MPH.
  - THE VILLAGE OF ORLAND PARK'S DEPARTMENT OF PUBLIC WORKS SHALL INSTALL ALL TRAFFIC CONTROL SIGNAGE.
  - SEE FINAL PLAT OF SUBDIVISION FOR LOT AND EASEMENT DIMENSIONS.

LOT	AREA TABLE	
	SQUARE FEET	ACRES
1	12,630	0.290
2	13,167	0.302
3	20,923	0.480
4	19,396	0.445
5	19,720	0.453
6	16,216	0.372
7	14,762	0.339
OUTLOT C	47,252	1.085
INTERNAL ROW	38,293	0.879
167th STREET ROW	16,581	0.381
TOTAL	218,940	5.026

**BOARD APPROVED**

Case No: 2015-0066

Date: MAY 4, 2015

W/Conditions: yes

W/Out Conditions:

VILLAGE OF ORLAND PARK

**FINAL SITE PLAN**  
**WINTERSET ESTATES**  
ORLAND PARK, ILLINOIS

**CONSULTING ENGINEERS**  
**SITE DEVELOPMENT ENGINEERS**  
**LAND SURVEYORS**

9575 W. Higgins Road, Suite 700,  
Rosemont, Illinois 60018  
Phone: (847) 676-4060 Fax: (847) 676-4065



FILENAME:  
8317/FINAL-SITE  
DATE:  
03/20/15  
JOB NO.  
8317  
SHEET  
**SITE**  
1 OF 1

**WINTERSET SUBDIVISION BOARD APPROVED FINAL CITATION**

**PROJECT: Winterset Subdivision**

**ADDRESS: 10595 167<sup>th</sup> Street**

**BOARD APPROVED DATE: May 4, 2015**

**LEGISLATIVE FILE NUMBER: 2015-0066**

*I move to approve (upon annexation) the rezoning of the property to R-3 Residential District.*

*And*

*I move to approve (upon annexation) the site plan titled “Final Site Plan Winterset Estates”, by Spaceco Engineers job 8317, dated 3/20/15, revised 4/29/15, subject to the following conditions.*

- 1) Developer must contribute a recapture fee to the Village per the Hunter Point recapture agreement for the previously constructed water booster station that will be utilized by this development.*
- 2) Utilize the existing driveway off of 167th Street as a temporary construction access, until such time Lot 4 is granted a building permit.*
- 3) Submit a Final Landscape Plan, meeting all Village Codes, for separate review and approval, within 60 days of final engineering approval, including the following items:*
  - a. At the time of Final Landscape Plan, developer shall work with residents of new and existing lots to locate mitigated trees to buffer rear lots of homes.*
  - b. Provide tree mitigation, per Code requirements, preferably on site if a healthy spacing can be achieved, otherwise a contribution must be paid per Code into the tree mitigation bank. Tree mitigation requirements will be finalized at the time of Final Landscape Plan and after final engineering of lots.*
  - c. Plant the pond in a natural style with a native edge.*
  - d. Include parkway trees along all sidewalks, including 167th Street, spaced 40’ on center.*
- 4) Meet all final engineering and building code related items.*
- 5) Signage is not part of this petition and should be submitted for separate review to the Building Division.*

*And*

*I move to approve (upon annexation) a seven lot residential subdivision plus a detention out lot and public street dedication, as shown on the plan titled ‘Final Site Plan Winterset Estates’, by Spaceco Engineers, job 8317, dated 3/20/15, revised 4/24/15, subject to submission of a Record Plat of Subdivision to the Village for recording.*

*And*

*I move to approve (upon annexation) the following variances:*

- 1) Reduce the minimum lot depth on the shared boundary between lots 2 and 3 from a required 125’ to approximately 110’.*
- 2) Reduce the minimum lot depth on the shared boundary between lots 5 and 6 from a required 125’ to approximately 113’.*
- 3) Reduce cul-de-sac from a required 120’ diameter to approximately 110’.*
- 4) Reduce street turning radius from a required 175’ radius to approximately 65’.*
- 5) Reduce pond setback from a required 25’ minimum to approximately 10’.*
- 6) Increase pond slope from a required 4:1 maximum to approximately 3:1.*
- 7) Reduce maintenance strip from a required 15’ minimum to approximately 8’.*