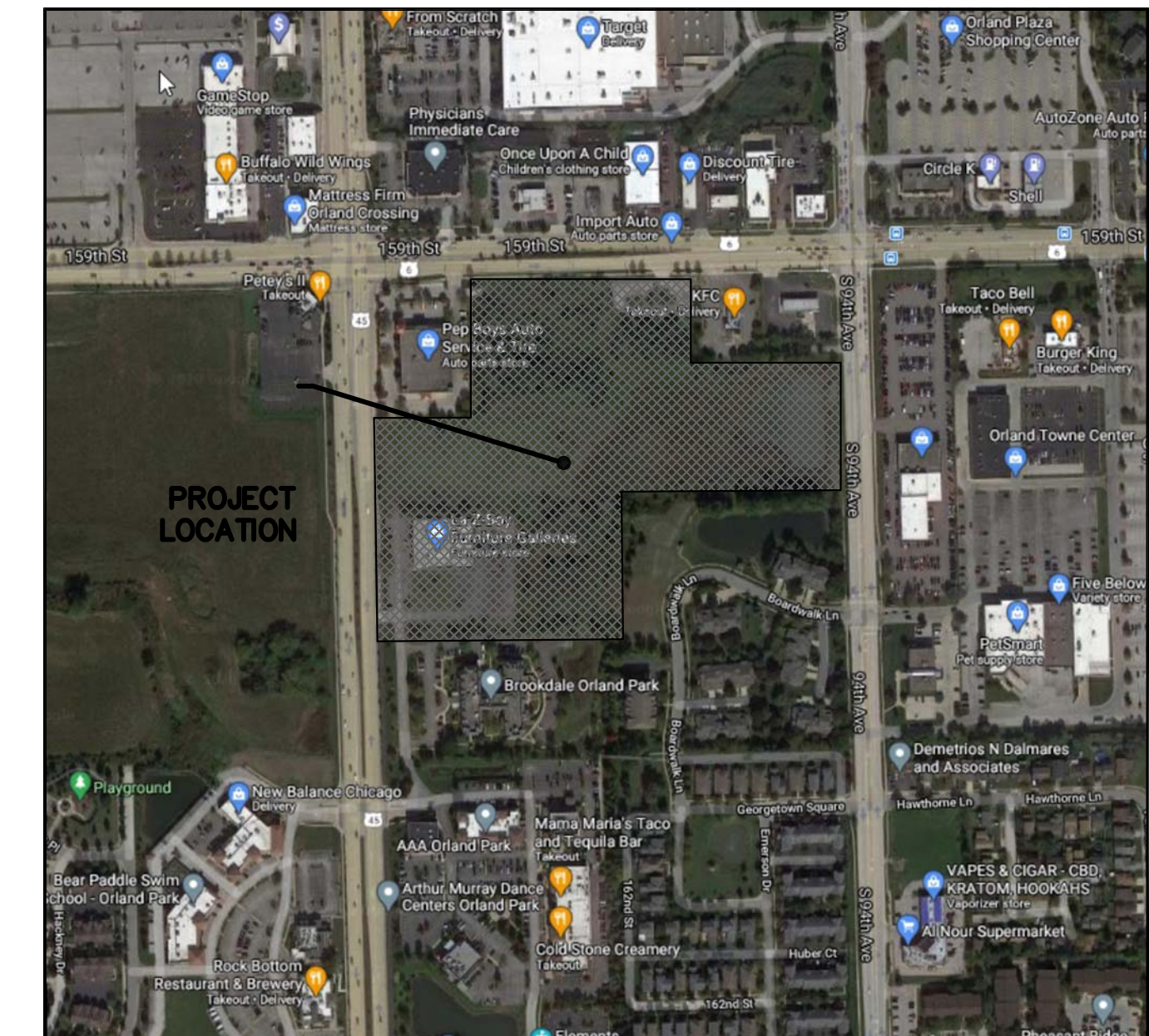
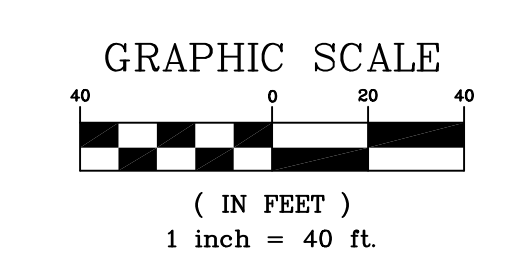


PRELIMINARY SITE PLAN FOR **THE CROSSROADS OF ORLAND PARK** ORLAND PARK, ILLINOIS



LOCATION MAP NOT TO SCALE



Call Before You Dig  
CALL 1-800-892-0123 or 811  
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG  
WWW.ILLINOISCALL.COM

- NOTES**
- 1) ALL STANDARD STALLS ARE 9' WIDE EDGE TO EDGE.
  - 2) ALL RACK ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
  - 3) ALL PROPOSED RADI ARE 4" UNLESS NOTED OTHERWISE.
  - 4) ALL ISLANDS ARE MINIMUM 8'-8" UNLESS NOTED OTHERWISE.
  - 5) ALL SIDEWALKS & PEDESTRIAN CROSSINGS MUST COMPLY WITH ADA & ILLINOIS ACCESSIBILITY CODE.
  - 6) CROSS WALKS SHOWN ON CROSS ROADS DRIVE (MAIN LOOPED ROADWAY) SHALL BE STRIPED AND STRANDED CONCRETE CARBONITE MARKER. ELEVATION: 751.92 (NAVD88).
  - 7) ALL OTHER DRIVEWAY CROSS WALKS SHALL BE STRIPED AND W/P.AINT.
  - 8) ALL FIRE LANES SHALL BE PROPERLY POSTED WITH SIGNS AND/OR PAVEMENT MARKINGS.

- BENCHMARKS**
- INITIAL BENCHMARK: NGS CONTROL MONUMENT OK 2006, BEING A BRASS DISK LOCATED IN THE SOUTHWEST QUADRANT OF WELLS/COOK ROAD AND 10TH STREET, 38 FT. WEST OF THE CENTERLINE OF WELLS/COOK ROAD, 54 FT. SOUTH OF THE CENTERLINE OF 15TH STREET, 10 FT. WEST OF A TRAFFIC SIGNAL HAND HOLE AND 1 FT. NORTHEAST OF AN ORANGE CARBONITE MARKER. ELEVATION: 751.92 (NAVD88)
- BENCHMARK SE: NORTHEAST BOLT OF FIRE HYDRANT AT THE ENTRANCE INTO LAY-Z-BOY FURNITURE STORE ALONG THE EAST RIGHT-OF-WAY OF LAGRANGE ROAD, 970 FEET SOUTH OF THE CENTERLINE OF 15TH STREET. ELEVATION: 711.30 (NAVD88)
- BENCHMARK NW: SOUTHWEST BOLT OF FIRE HYDRANT 100 FEET EAST OF PEP BOYS LOCATED AT THE SOUTHWEST CORNER OF LAGRANGE AND 15TH STREET. ELEVATION: 710.36 (NAVD88)
- BENCHMARK NE: SOUTHWEST BOLT OF FIRE HYDRANT SOUTH RIGHT-OF-WAY OF 15TH STREET, 540 FEET WEST OF THE CENTERLINE OF 64TH AVENUE, 1ST ENTRANCE WEST OF THE ENTRANCE INTO KFC. ELEVATION: 711.17 (NAVD88)
- BENCHMARK EAST: SET OVERSEEN SQUARE ON THE NORTH SIDE OF A HEADWALL ALONG THE WEST RIGHT-OF-WAY LINE OF 84TH AVENUE, 346 FEET SOUTH OF THE CENTERLINE OF 15TH STREET. ELEVATION: 698.92 (NAVD88)

| SITE DATA  |                                     |
|--|-------------------------------------|
| AREA:  | 685,633 SQUARE FEET OR 15.740 ACRES |
| PARCEL IDENTIFICATION NUMBER   |                                     |
| 27-22-100-028-0000   | 27-22-100-029-0000                  |
| BASIS OF BEARING   |                                     |
| THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM - EAST ZONE |                                     |

| DATA BOX                    | CURRENT ZONING |      | PROPOSED ZONING |     | NUMBER OF LOTS | NUMBER OF BUILDINGS | RESIDENTIAL - # Dwelling Units | SQ FT | ACRES |
|-----------------------------|----------------|------|-----------------|-----|----------------|---------------------|--------------------------------|-------|-------|
|                             | COR            | COR  | COR             | COR |                |                     |                                |       |       |
| AREA OF WETLANDS (Existing) | 34,412         | 0.79 |                 |     | 6              | 7                   | 132                            |       |       |
| AREA OF WETLANDS (Proposed) | 0              | 0.00 |                 |     |                |                     |                                |       |       |
| OPEN SPACE                  | 199,944        | 4.59 |                 |     |                |                     |                                |       |       |
| COMMON OPEN SPACE           | 228,312        | 5.24 |                 |     |                |                     |                                |       |       |
| PARK LAND                   | 47916          | 1.1  | (SEE EXHIBIT)   |     |                |                     |                                |       |       |

| LOT # AND USE                  | LOT SIZE       | BUILDING SIZE | IMPERVIOUS SURFACE | LOT COVERAGE   | LANDSCAPE AREA OPEN SPACE | GREEN SPACE    | COMMON OPEN SPACE | COMMON OPEN SPACE | RATIO         | REQUIRED PARKING SPACES | REQUIRED STANDARD SPACES | REQUIRED ACCESSIBLE SPACES | PROVIDED PARKING SPACES | PROVIDED STANDARD SPACES | PROVIDED ACCESSIBLE SPACES | REQUIRED SPACES | PROVIDED SPACES |
|--------------------------------|----------------|---------------|--------------------|----------------|---------------------------|----------------|-------------------|-------------------|---------------|-------------------------|--------------------------|----------------------------|-------------------------|--------------------------|----------------------------|-----------------|-----------------|
|                                |                |               |                    |                |                           |                |                   |                   |               |                         |                          |                            |                         |                          |                            |                 |                 |
| LOT 1 - Restaurant C           | 60,960         | 4,000         | 0.966              | 44,514         | 73.02                     | 16,446         | 26.98             | 672               |               | 40                      | 38                       | 2                          | 45                      | 43                       | 2                          | 5               | 4               |
| LOT 2 - Restaurant A           | 55,781         | 6,000         | 0.108              | 36,954         | 66.25                     | 18,827         | 33.75             | 1,748             |               | 60                      | 57                       | 3                          | 65                      | 62                       | 3                          | 7               | 6               |
| LOT 3 - Restaurant A           | 43,079         | 4,000         | 0.093              | 34,428         | 79.92                     | 20,088         | 2,321             |                   |               | 40                      | 38                       | 2                          | 40                      | 38                       | 2                          | 4               | 4               |
| LOT 4 - Hotel (107 Rooms)      | 91,720         | 16,582        | 0.723              | 73,324         | 79.94                     | 18,396         | 20.06             | 5,634             |               | 107                     | 102                      | 5                          | 107                     | 102                      | 5                          | 10              | 0               |
| LOT 5 - Residential            | 228,987        | 34,752        | 0.607              | 161,622        | 70.58                     | 67,365         | 29.42             | 21,705            |               | 264                     | 257                      | 7                          | 242 (1.83/UNIT)         | 235                      | 7                          | 23              | 22              |
| LOT 6 - Open Space/Storm Water | 205,105        | 0             | na                 | 134,846        | 65.74                     | 70,259         | 34.26             | 196,232           |               | N/A                     | N/A                      | N/A                        | 18                      | 17                       | 1                          | 0               | 11              |
| <b>TOTALS (Sq-Ft)</b>          | <b>685,632</b> | <b>65,334</b> |                    | <b>485,688</b> | <b>70.84</b>              | <b>199,944</b> | <b>29.16</b>      | <b>228,312</b>    | <b>33.30%</b> | <b>511</b>              | <b>492</b>               | <b>19</b>                  | <b>517</b>              | <b>497</b>               | <b>20</b>                  | <b>48</b>       | <b>47</b>       |
| <b>TOTALS (Ac)</b>             | <b>15.74</b>   | <b>1.50</b>   |                    | <b>11.15</b>   |                           | <b>4.59</b>    |                   | <b>5.24</b>       |               |                         |                          |                            |                         |                          |                            |                 |                 |

**LEGAL DESCRIPTION**

LOT 1 OF CROSSROADS OF ORLAND, BEING A CONSOLIDATION IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 3, 1999, AS DOCUMENT NUMBER 9942393, IN COOK COUNTY, ILLINOIS.

LESS, BEGINNING AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 1; THENCE ON AN ASSUMED BEARING SOUTH 89 DEGREES 25 MINUTES 40 SECONDS WEST, ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 368.5 FEET TO A WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 74 DEGREES 04 MINUTES 14 SECONDS EAST A DISTANCE OF 13 FEET ALONG SAID WESTERLY LINE; THENCE NORTH 88 DEGREES 25 MINUTES 40 SECONDS EAST A DISTANCE OF 368.50 FEET TO AN EASTERLY LINE OF SAID LOT 1; THENCE NORTH 2 DEGREES 09 MINUTES 36 SECONDS WEST A DISTANCE OF 13.00 FEET TO THE POINT OF BEGINNING; AND

LESS, BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE ON AN ASSUMED BEARING NORTH 1 DEGREE 59 MINUTES 31 SECONDS WEST, ON THE WEST LINE OF SAID LOT 1, A DISTANCE OF 232.28 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 40 SECONDS EAST A DISTANCE OF 13.00 FEET; THENCE SOUTH 14 DEGREES 59 MINUTES 31 SECONDS EAST A DISTANCE OF 232.27 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 88 DEGREES 09 MINUTES 36 SECONDS WEST A DISTANCE OF 13.00 FEET TO THE POINT OF BEGINNING, ALL IN COUNTY, ILLINOIS.

REVISIONS

| NO. | DATE     | BY             | DESCRIPTION                   |
|-----|----------|----------------|-------------------------------|
| 1   | 08-18-21 | DESIGN/PLANNER | PER CLIENT AND PLANNER REVIEW |
| 2   | 08-24-21 | DESIGN/PLANNER | PER 27 HOTEL PARKING          |
| 3   | 09-02-21 | DESIGN/PLANNER | PER 27 HOTEL PARKING          |
| 4   | 09-02-21 | DESIGN/PLANNER | PER 27 HOTEL PARKING          |
| 5   | 09-02-21 | DESIGN/PLANNER | PER 27 HOTEL PARKING          |
| 6   | 09-02-21 | DESIGN/PLANNER | PER 27 HOTEL PARKING          |
| 7   | 09-02-21 | DESIGN/PLANNER | PER 27 HOTEL PARKING          |
| 8   | 09-02-21 | DESIGN/PLANNER | PER 27 HOTEL PARKING          |
| 9   | 09-02-21 | DESIGN/PLANNER | PER 27 HOTEL PARKING          |
| 10  | 09-02-21 | DESIGN/PLANNER | PER 27 HOTEL PARKING          |

INTER-CONTINENTAL REAL ESTATE  
2221 CAMDEN COURT - SUITE 200  
OAK BROOK, ILLINOIS 60523  
630-560-8104

PRELIMINARY SITE PLAN / PLAT FOR CROSSROADS OF ORLAND PARK S.E. CORNER 159TH & LA GRANGE RD. ORLAND PARK, ILLINOIS

DESIGN/TEK ENGINEERING, INC.  
9930 W. 190TH STREET, SUITE L  
MOKENA, ILLINOIS 60448  
(708) 326-4961  
FAX: (708) 326-4992  
ILL. PROF. LIC. NO. 184-003740

**DEI**

PROJECT INFORMATION  
Project No: 16-0025  
Scale: 1" = 40'  
Date: 01-05-2021  
Design By: SDS  
Drawn By: NSM  
Checked By: SDS

1 OF 1