

PRELIMINARY SITE PLAN

SUNRISE ASSISTED LIVING

NEAR 108TH ON 159TH STREET
ORLAND PARK, ILLINOIS



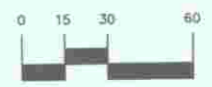
General Site and Zoning Information

Proposed Sunrise Assisted Living
Orland Park, Illinois

Zoning/Uses:	Existing	R-E Residential Estate	Vacant Assisted Living
Proposed:		R-4 Planned Development	
Lot Area:	Minimum Required:	8,500 SF	0.2 Acres
	Existing:	217,800 SF (+/-)	5.0 Acres
	Proposed Dedications:		
	159' St. Dedication:	28,800 SF	0.66 Acres
	North-side dedication:	14,850 SF (+/-)	0.34 Acres
	Net Site Area:	174,150 SF	4.00 Acres
Lot Width:	Minimum Required:	70'	
	Existing:	400'	
Building Coverage:	Permitted (On Net):	78,350 SF	45.0%
	Proposed:	28,500 SF	15.3%
Lot Coverage:	Permitted (On Net):	95,750 SF	55.0%
	Proposed (Incl. Det.):	91,500 SF	52.5%
Common Open Space: (For residential PUD)	Minimum Required:	43,500 SF	20%
	Proposed (On Net):	83,500 SF (+/-)	48%
Number of Suites:	Proposed:	80 Suites	
Building Height:	Permitted:	(to high point) 50'	
	Proposed:	3 stories	47' max.
Yards:	Front:	Required (Major Arterial): 45' min.	
		Proposed: 50' min.	
	Side:	Required (15%): 60' min.	
		Proposed (East): 40' min.	
		Proposed (West): 85' min.	
		To parking (West): 20' min.	
	Rear:	Required (From RCW): 80' min.	
		Proposed: 165' min.	
	Wetland Buffer:	Required: 75'	
Parking:	Required:	(Resid. Care Homes) 45 spaces (est.)	
		(.25 + 1/staff)	
	Proposed:	(Assisted Living) 48 spaces	
		(0.60/suite)	
Loading:	Required:	12 x 25' minimum	1
	Proposed:	14 x 50' proposed	1
		12 x 22' (min.) van parking	1

LEGEND

TREE PROPOSED TO BE SAVED



NOTE: ONLY EXISTING LANDSCAPING IS SHOWN.
SEE LANDSCAPE PLANS FOR NEW LANDSCAPING.

NO.	DATE	BY	REVISION / ISSUE
1	04/27/08	COU	PER WALLACE REVIEW

SCALE
SHEET DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE MECHANICAL, ELECTRICAL, PLUMBING AND THE MAJOR ARCHITECTURAL ELEMENTS. AS SUCH, DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION OF THE PROJECT WITHOUT THE NECESSARY REVISIONS OR CORRECTIONS TO BE MADE BY THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF ORLAND PARK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF ORLAND PARK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF ORLAND PARK.

THESE PLANS ARE FOR THE FOLLOWING PURPOSES ONLY:
AS INDICATED

PREVIEW ONLY
 PERMIT
 BIDDING
 CONSTRUCTION

SUNRISE SENIOR LIVING
ORLAND PARK, ILLINOIS
SUNRISE SENIOR LIVING
220 WEST HURON STREET, SUITE 500 EAST
CHICAGO, ILLINOIS 60610

PROJECT NO.	SCALE	AS SHOWN
DRAWN BY	COU	FILE NAME
DATE	02-19-08	XREF: N114
SHEET NO.	N114	