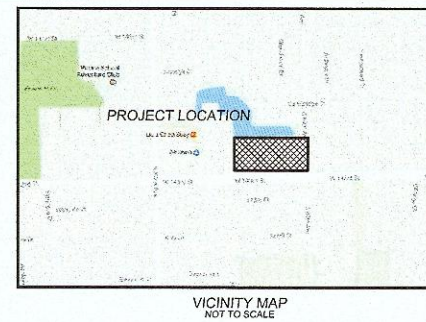
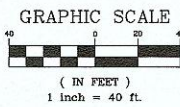


PRELIMINARY SITE PLAN
FOR
Cobblestone
ORLAND PARK, ILLINOIS

WEST PARCEL LEGAL DESCRIPTION

LOTS 1 AND 2 IN MAHLER'S SUBDIVISION OF THE SOUTH 330.0 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 90188561, IN COOK COUNTY, ILLINOIS.



NO.	DATE	REVISIONS
1	11-27-2017	EDITS TURN ARROWS ON WEST END
2	11-02-2017	PER VILLAGE REVIEW
3	12-01-2017	PER CLIENT REVIEW
4	12-28-2017	PER VILLAGE REVIEW
5	1-10-2018	PER VILLAGE REVIEW
6	4-08-2018	PER VILLAGE REVIEW
7	4-23-2018	PER VILLAGE/FPD REVIEW
8	4-26-2018	PER VILLAGE/FPD REVIEW

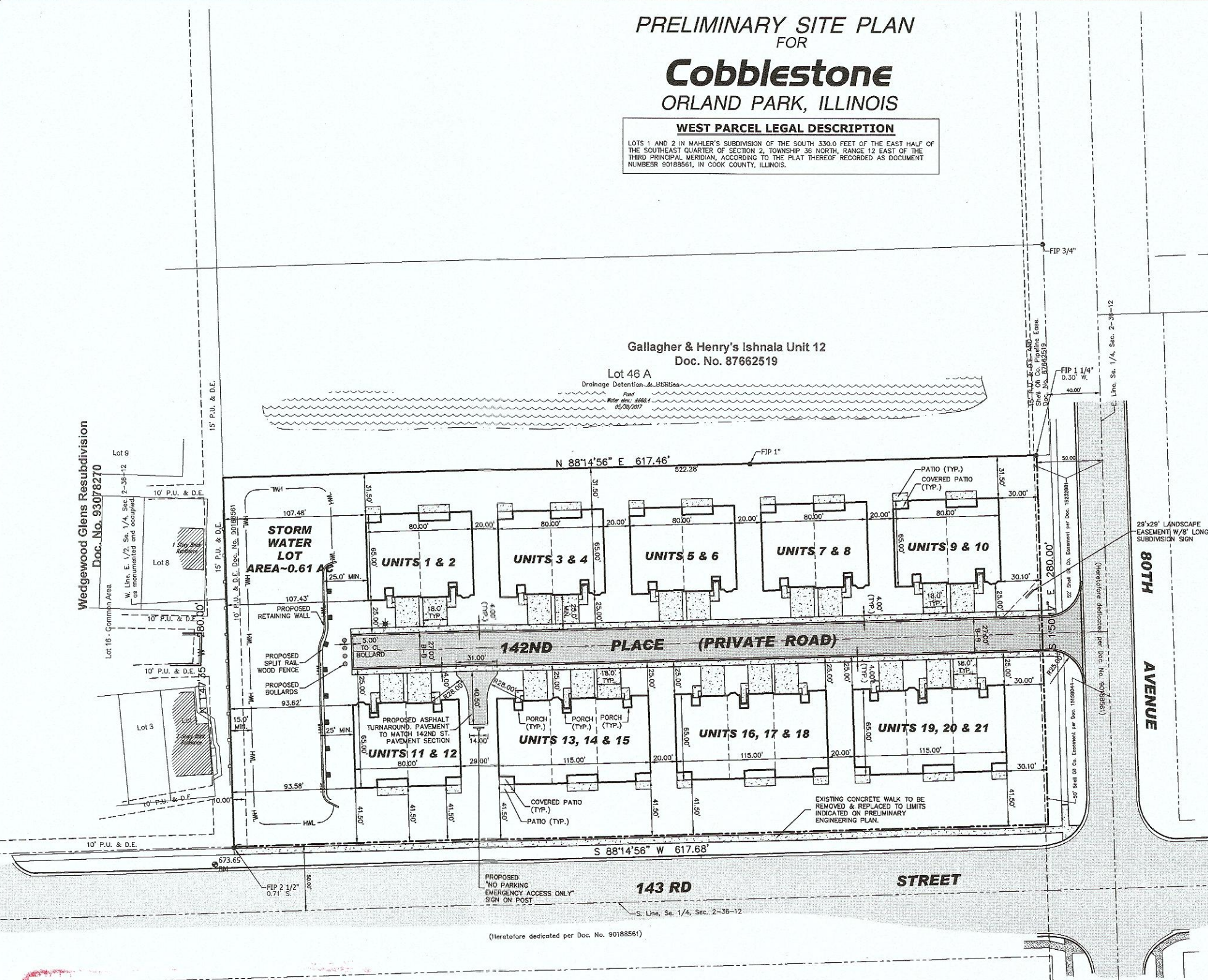
McNAUGHTON DEVELOPMENT
220 S. JACKSON STREET
BURR RIDGE, ILLINOIS 60527
(630) 325-3400

PRELIMINARY SITE PLAN
FOR
COBBLESTONE
ORLAND PARK, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING AND SITE DESIGN ENGINEERS
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4561
IL PROF. LIC. NO.: 184-003740



PROJECT INFORMATION
Project No.: 17-0033
Scale: 1" = 40'
Date: 07-17-17
Design By: SDS
Drawn By: DEI
Checked By: SDS



SITE PLAN DATA: R-4 RESIDENTIAL PLANNED DEVELOPMENT

SETBACK	ZONED REQUIREMENT	REQUESTED	DIFFERENCE / VARIANCE
FRONT YARD	20'	20'	0'/NO
CORNER SIDE FROM ROW OF 80TH AVENUE	30'	30'	0'/NO
BETWEEN BUILDINGS	25'	20'	5'/YES
REAR YARDS UNITS 1-10	30'	30'	0'/NO
REAR YARDS UNITS 11-21	35'	41.5'	0'/NO
CUL-DE-SAC LENGTH	400'	+/-544'	+/-144'/YES
POND LANDSCAPE BUFFER	15'	15'	0'/NO
LOT COVERAGE	60%	51.25%	0/NO
POND SLOPE	4:1	3:1	YES

PROJECT DATA - UNIT COUNTS AND ACREAGE

GROSS AREA (WEST PARCEL):	172,918 SQ. FT. OR 3.97 ACRES
NUMBER OF BUILDINGS PROPOSED:	9
NUMBER OF UNITS PROPOSED:	21
NUMBER OF DUPLEX BUILDINGS:	6
NUMBER OF TRIPLEX BUILDINGS:	3
INTERIOR STREET (TO BE PRIVATE):	14,166 SQ. FT.
PUBLIC WALK @ NORTH & SOUTH SIDE OF 142ND PLACE:	4,191 SQ. FT.
STORM WATER LOT IMPERVIOUS AREA (ELEV. 668.00):	6,820 SQ. FT.
BUILDING FOUNDATIONS:	49,440 SQ. FT.
ASPHALT TURNAROUND:	713 SQ. FT.
PORCHES (FRONT):	660 SQ. FT.
WALKS:	1,179 SQ. FT.
DRIVEWAYS:	8,532 SQ. FT.
COVERED PATIOS (REAR):	2,076 SQ. FT.
PATIOS (REAR):	2,076 SQ. FT.
TOTAL IMPERVIOUS AREA:	89,853 SQ. FT.
LOT COVERAGE:	= 89,853 SQ FT/172,918 SQ FT = 51.96%
POND BOTTOM (668 CONTOUR):	0.16 ACRES
POND HWL (673.26):	0.33 ACRES
DENSITY:	= 21/(172,918 - 14,352) = 158,566 = 21/3.64 AC. = 5.77 DU/ACRE
NOTE:	
- UNITS TO BE CONVEYED AS CONDOMINIUMS.	
- ALL AREAS BEYOND THE STRUCTURES SHALL BE COMMON AREAS WITH H.O.A. CONTROL.	

PARCEL IDENTIFICATION NUMBER

West Lot 1: 27-02-411-016-0000
West Lot 2: 27-02-411-017-0000

SITE DATA

WEST AREA: 172,918 SQUARE FEET

BASIS OF BEARING

THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM - EAST ZONE

BENCHMARKS

INITIAL BENCHMARK: NGS CONTROL MONUMENT DN4690
ELEVATION: 729.45 (NAVD 88)
SITE BENCHMARK: NORTHWEST FLANGE BOLT ON FIRE HYDRANT AT THE SOUTHWEST CORNER OF PROJECT, SHOWN HEREON.
ELEVATION: 672.37 (NAVD 88)

BOARD APPROVED
CASE NO. 2017-0541
DATE 5.7.18
W/CONDITIONS yes
W/O CONDITIONS