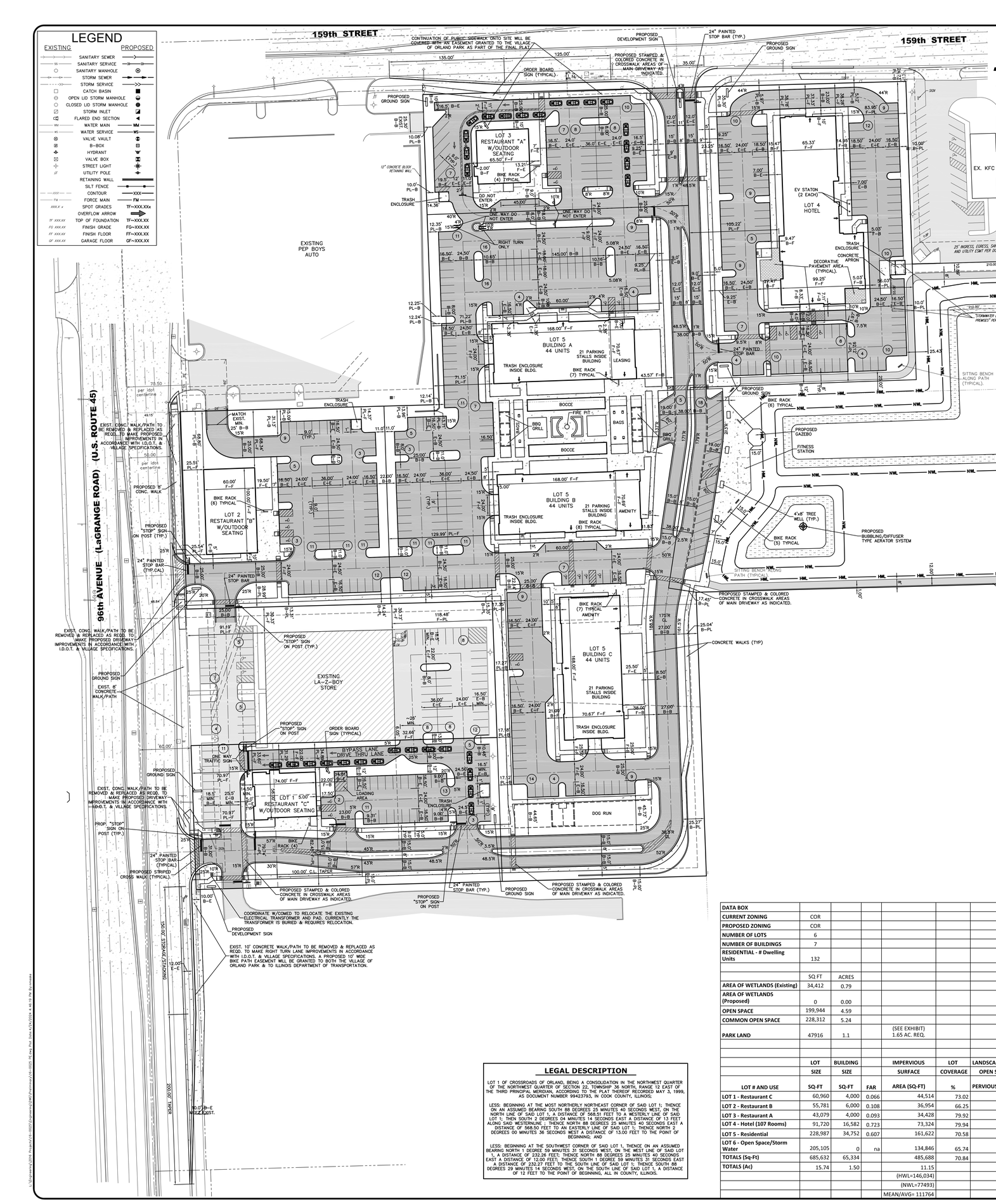
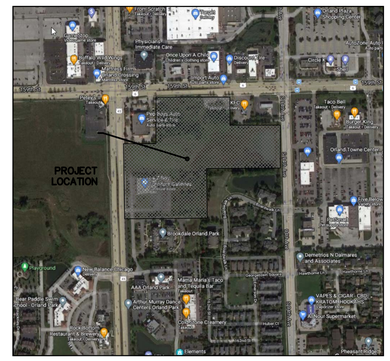
PRELIMINARY SITE PLAN
FOR
THE CROSSROADS OF ORLAND PARK
ORLAND PARK, ILLINOIS



LEGEND

EXISTING	PROPOSED
SANITARY SEWER	
SANITARY SERVICE	
SANITARY MANHOLE	
STORM SEWER	
STORM SERVICE	
CATCH BASIN	
OPEN LID STORM MANHOLE	
CLOSED LID STORM MANHOLE	
STORM INLET	
FLARED END SECTION	
WATER MAIN	WM
WATER SERVICE	WS
VALVE VAULT	
B-BOX	
HYDRANT	
VALVE BOX	
STREET LIGHT	
UTILITY POLE	
RETAINING WALL	
SILT FENCE	
CONTOUR	XXX
FORCE MAIN	FM
SPOT GRADES	TF=XXX.XXx
OVERFLOW ARROW	
TOP OF FOUNDATION	TF=XXX.XX
FINISH GRADE	FG=XXX.XX
FINISH FLOOR	FF=XXX.XX
GARAGE FLOOR	GF=XXX.XX

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.



LOCATION MAP
NOT TO SCALE

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 RADII ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
3) ALL PROPOSED RADII ARE 4' UNLESS NOTED OTHERWISE.
4) ALL ISLANDS ARE MINIMUM 8' B-B 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 STAMPED AND STAINED CONCRETE.
7) ALL OTHER DRIVEWAY CROSS WALKS SHALL BE STRIPED AND W/PAINT.
8) ALL FIRE LANES SHALL BE PROPERLY POSTED WITH SIGNS AND/OR PAVEMENT MARKINGS.

BENCHMARKS

INITIAL BENCHMARK: NGS CONTROL MONUMENT DK 2006, BEING A BRASS DISK LOCATED IN THE SOUTHWEST QUADRANT OF WILL/COOK ROAD AND 167TH STREET, 39 FT. WEST OF THE CENTERLINE OF WILL/COOK ROAD, 54 FT. SOUTH OF THE CENTERLINE OF 167TH STREET, 10 FT. WEST OF A TRAFFIC SIGNAL HAND HOLE AND 1 FT. NORTHEAST OF AN ORANGE CARSONITE 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 159TH STREET. ELEVATION: 711.35 (NAVD88)

BENCHMARK NW: SOUTHEAST BOLT OF FIRE HYDRANT 100 FEET EAST OF PEP BOYS LOCATED AT THE SOUTHEAST CORNER OF LAGRANGE AND 159TH STREET. ELEVATION: 710.36 NAVD88

BENCHMARK NE: SOUTHEAST BOLT OF FIRE HYDRANT SOUTH RIGHT-OF-WAY OF 159TH STREET, 540 FEET WEST OF THE CENTERLINE OF 94TH AVENUE. 1ST ENTRANCE WEST OF THE ENTRANCE INTO KFC. ELEVATION: 711.17 (NAVD88)

BENCHMARK EAST: SET CHISELED SQUARE ON THE NORTH SIDE OF A HEADWALL ALONG THE WEST RIGHT-OF-WAY LINE OF 94TH AVENUE, 340 FEET SOUTH OF THE CENTERLINE OF 159TH 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

LEGAL DESCRIPTION

LOT 1 OF CROSSROADS OF ORLAND, BEING A CONSOLIDATION IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 3, 1999, AS DOCUMENT NUMBER 99423793, IN COOK COUNTY, ILLINOIS.

LESS: BEGINNING AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 1; THENCE ON AN ASSUMED BEARING SOUTH 88 DEGREES 25 MINUTES 40 SECONDS WEST, ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 568.51 FEET TO A WESTERLY LINE OF SAID LOT 1; THEN SOUTH 2 DEGREES 04 MINUTES 14 SECONDS EAST A DISTANCE OF 13 FEET ALONG SAID WESTERNLINE ; THENCE NORTH 88 DEGREES 25 MINUTES 40 SECONDS EAST A DISTANCE OF 568.50 FEET TO AN EASTERLY LINE OF SAID LOT 1; THENCE NORTH 2 DEGREES 00 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 232.26 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 40 SECONDS EAST A DISTANCE OF 12.00 FEET; THENCE SOUTH 1 DEGREE 59 MINUTES 31 SECONDS EAST A DISTANCE OF 232.27 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 88 DEGREES 29 MINUTES 14 SECONDS WEST, ON THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 12 FEET TO THE POINT OF BEGINNING, ALL IN COUNTY, ILLINOIS.

DATA BOX																		
CURRENT ZONING	COR																	
PROPOSED ZONING	COR																	
NUMBER OF LOTS	6																	
NUMBER OF BUILDINGS	7																	
RESIDENTIAL - # Dwelling Units	132																	
	SQ.FT	ACRES																
AREA OF WETLANDS (Existing)	34,412	0.79																
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) 1.65 AC. REQ.														
	LOT SIZE	BUILDING SIZE		IMPERVIOUS SURFACE	LOT COVERAGE	LANDSCAPE AREA OPEN SPACE	GREEN SPACE	COMMON OPEN SPACE SEE EXHIBIT (SQ-FT)	COMMON OPEN SPACE		REQUIRED PARKING SPACE	REQUIRED STANDARD	REQUIRED ACCESSIBLE	PROVIDED PARKING SPACES	PROVIDED STANDARD	PROVIDED ACCESSIBLE	REQUIRED BICYCLE	PROVIDED BICYCLE
LOT # AND USE	SQ-FT	SQ-FT	FAR	AREA (SQ-FT)	%	PERVIOUS (SQ-FT)	%	(SQ-FT)	(%)	RATIO USED	TOTAL	SPACES	SPACES	TOTAL	SPACES	SPACES	SPACES	SPACES
LOT 1 - Restaurant C	60,960	4,000	0.066	44,514	73.02	16,446	26.98	672		1/100 sq-ft	40	38	2	45	43	2	5	4
LOT 2 - Restaurant B	55,781	6,000	0.108	36,954	66.25	18,827	33.75	1,748		1/100 sq-ft	60	57	3	65	62	3	7	6
LOT 3 - Restaurant A	43,079	4,000	0.093	34,428	79.92	8,651	20.08	2,321		1/100 sq-ft	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		1 Per Room	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		2/unit	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	N/A	18	17	1	0	11
TOTALS (Sq-Ft)	685,632	65,334		485,688	70.84	199,944	29.16	228,312	33.30%		511	492	19	517	497	20	48	47
TOTALS (Ac)	15.74	1.50		11.15		4.59		5.24										
				(HWL=146,034)														
				(NWL=77493)														
				MEAN/AVG= 111764														

NO.	DATE	DESCRIPTION	BY
1	08-16-23	PER CLIENT AND PLANNER REVIEW	SDS
2	10-24-23	PER CLIENT/VILLAGE REVIEW	SDS
3	10-24-23	PER - HOTEL PARKING	SDS
4	12-15-23	PER CLIENT/VILLAGE REVIEW	SDS
5	03-15-24	PER CLIENT/VILLAGE REVIEW	SDS
6	12-19-24	PER TLOT & VILLAGE REVIEW	SDS
7	03-10-24	PER TLOT & VILLAGE REVIEW	SDS
8	04-24-24	PER TLOT, VILLAGE & CLIENT REVIEW	SDS

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

DESIGNTEK ENGINEERING, INC.
CONSULTING CIVIL ENGINEERING & LAND SURVEYING
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MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4692
IL PROF. LIC. NO.: 184-003740

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

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

PRELIMINARY SITE PLAN

\\Engineering\2016 Projects\16-0025\Engineering\ORP\Preliminary\16-0025 PE.dwg Plot Date 4/24/2024 4:46:18 PM By jmreda