

EXISTING ORLAND SQUARE MALL
 F.F.E. (M) = 709,656
 F.F.E. (M2) = 727,656

PROPOSED SERITAGE REDEVELOPMENT
 F.F.E. (M) = 709,656
 F.F.E. (M2) = 727,656

ZONING SCHEDULE				
SERITAGE - ORLAND SQUARE MALL				
ZONE: COR - MIXED USE DISTRICT				
TAX ACCOUNT NO. 27103010080000				
ITEM	REQUIRED	EXISTING	PROPOSED	COMPLIANCE STATUS
LAND USE		Commercial Retail	Commercial Retail Theater	C SU
FLOOR AREA RATIO	1.0	0.28	0.26	C
MIN. LOT AREA	10,000 SF (0.23 ACRES)	709,725 SF (16.29 ACRES)	709,725 SF (16.29 ACRES)	C
MIN. LOT FRONTAGE	1000 FEET	1,100 FEET	1,100 FEET	C
MIN. FRONT YARD SETBACK	25 FEET	476 FEET	476 FEET	C
MIN. REAR YARD SETBACK	15 FEET	0 FEET	0 FEET	V
MIN. SIDE YARD SETBACK	15 FEET	30 FEET	30 FEET	C
MAX. BUILDING HEIGHT	75 FEET OR 6 STORIES	55 FEET / 2 STORIES	55 FEET / 2 STORIES	C
MIN. LANDSCAPE AREA	25%	8.3%	12.3%	V
MAX. IMPERVIOUS SURFACE AREA	532,294 SF (12.22 AC)	650,978 SF (14.94 AC)	620,178 SF (14.24 AC)	V
MAX. PERCENT SITE COVERAGE	75%	91.7%	87.4%	V
SIZE OF PARKING STALLS	18 FEET BY 9 FEET MINIMUM	18 FEET BY 9 FEET	18 FEET BY 9 FEET	C
NO. OF PARKING SPACES	SEE TABLE BELOW	TOTAL EXISTING: 1,168 SPACES STANDARD: 1,148 SPACES ACCESSIBLE: 20 SPACES	TOTAL REQUIRED: 913 SPACES TOTAL PROVIDED: 1,112 SPACES STANDARD PROVIDED: 1,092 SPACES ACCESSIBLE PROVIDED: 20 SPACES	C
LOADING BERTHS	5 PLUS ONE PER 50,000 SF OVER 150,000 SF OF TOTAL FLOOR AREA	REQUIRED: 5 BERTHS PROVIDED: 6 BERTHS	REQUIRED: 6 BERTHS PROVIDED: 6 BERTHS	C
NO. OF BICYCLE PARKING SPACES	1 BICYCLE PARKING SPACE PER EVERY 30 PARKING STALLS, MAXIMUM OF 30	REQUIRED: 0 SPACES PROVIDED: 0 SPACES	REQUIRED: 0 SPACES PROVIDED: 30 SPACES	C

KEY: C = COMPLIANCE V = VARIANCE W = DESIGN WAIVER TBD = TO BE DETERMINED SU = SPECIAL USE

SITE DATA

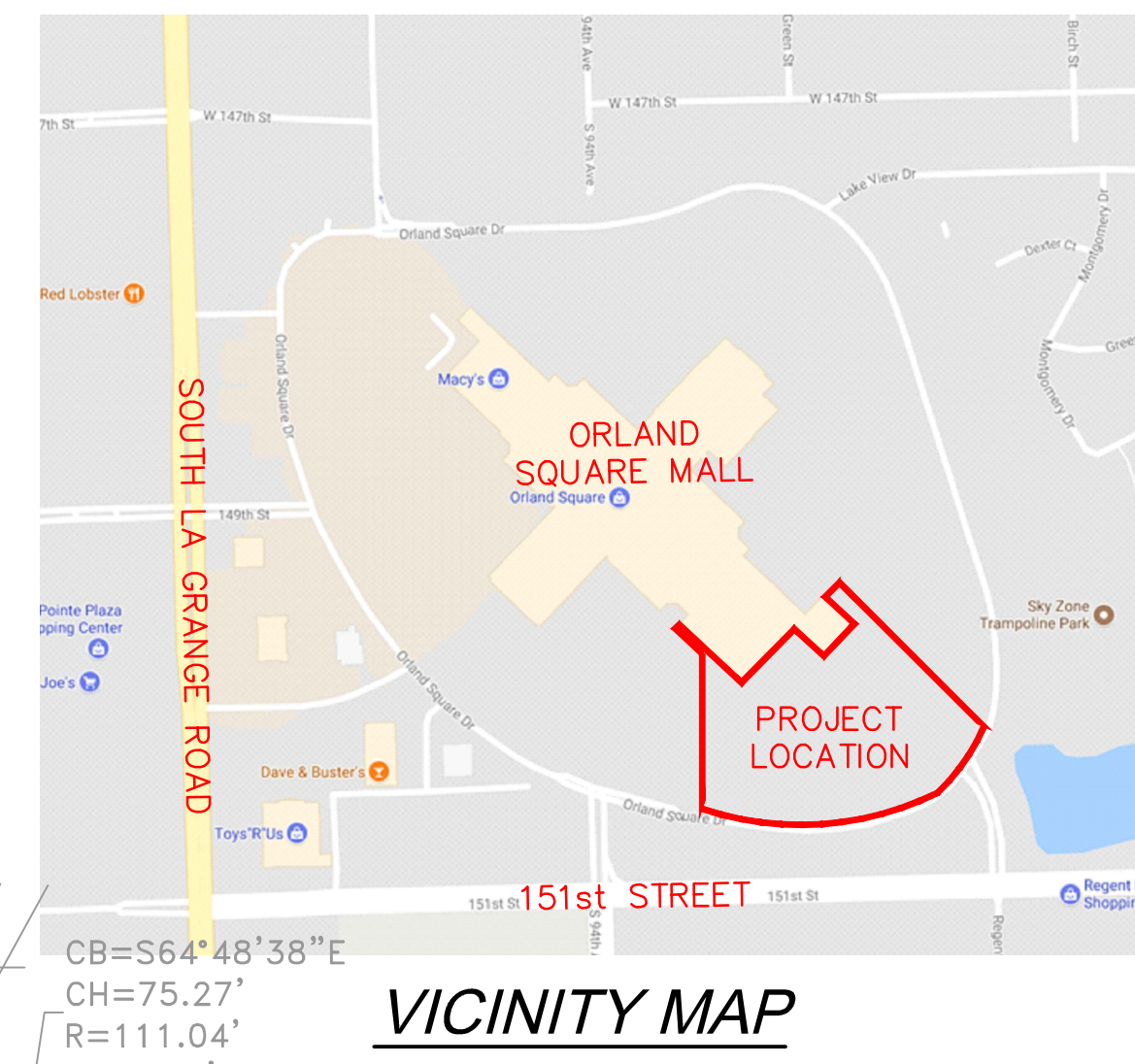
PARCEL AREA: 709,725 SF (16.3 ACRES)
 EXISTING PARKING SPACES: 1,168
 AREA OF WETLANDS: 0 SF (0.0 ACRES)
 AREA OF FLOODWAY: 0 SF (0.0 ACRES)
 AREA OF FLOODPLAIN: 0 SF (0.0 ACRES)
 AREA OF OPEN WATER: 0 SF (0.0 ACRES)

PARKING REQUIREMENTS

UPPER LEVEL
 THEATER: 1,000 SEATS
 REQUIRED SPACES: 1 SPACE PER 3 SEATS = 333 SPACES
 RESTAURANT 4: 6,234 SF
 REQUIRED SPACES: 1 SPACE PER 100 SF = 63 SPACES
 RETAIL 3: 3,988 SF
 REQUIRED SPACES: 1 SPACE PER 250 SF = 16 SPACES
 RESTAURANT 2: 7,971 SF
 REQUIRED SPACES: 1 SPACE PER 100 SF = 80 SPACES
 NEW RETAIL CONCOURSE: 4,789 SF
 REQUIRED SPACES: 1 SPACE PER 250 SF (BASED OFF 10% OF THE TOTAL AREA) = 2 SPACES

LOWER LEVEL
 RESTAURANT 1: 8,691 SF
 REQUIRED SPACES: 1 SPACE PER 100 SF = 87 SPACE
 RETAIL 1: 7,588 SF
 REQUIRED SPACES: 1 SPACE PER 250 SF = 31 SPACES
 RESTAURANT 2: 4,121 SF
 REQUIRED SPACES: 1 SPACE PER 100 SF = 42 SPACES
 RESTAURANT 3: 5,453 SF
 REQUIRED SPACES: 1 SPACE PER 100 SF = 55 SPACES
 RETAIL 2: 49,804 SF
 REQUIRED SPACES: 1 SPACE PER 250 SF = 200 SPACES
 NEW RETAIL CONCOURSE: 8,277 SF
 REQUIRED SPACES: 1 SPACE PER 250 SF (BASED OFF 10% OF THE TOTAL AREA) = 4 SPACES

TOTAL REQUIRED SPACES: 913 SPACES
 REQUIRED ACCESSIBLE SPACES: 19 SPACES



LEGEND

PROPERTY LINE
 PROPOSED 18" CURB & GUTTER
 PROPOSED STANDARD DUTY ASPHALT PAVEMENT
 PROPOSED CONCRETE SIDEWALK
 PROPOSED HEAVY DUTY ASPHALT PAVEMENT
 PROPOSED GREENSPACE
 PROPOSED ACCESSIBLE SIGN
 PROPOSED STOP SIGN

- ### NOTES:
- 1) ACCESSIBLE PARKING STALL SIGNS SHALL BE STANDARD (NON-VAN) UNLESS OTHERWISE NOTED ON PLAN.
 - 2) ALL ACCESSIBLE SIGNS AND POSTS SHALL BE TYPE IV. SEE DETAIL.
 - 3) ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - 4) SEE ARCHITECTURAL PLANS FOR TRASH ENCLOSURE DETAILS. SEE ARCHITECTURAL PLANS FOR FINAL BUILDING STAKE OUT LOCATIONS.
 - 5) SEE COVER SHEET FOR SIGN LEGEND.
 - 6) ALL IMPROVEMENTS ARE TO BE MADE IN COMPLIANCE WITH 2010 ADA STANDARDS, ETC AL.

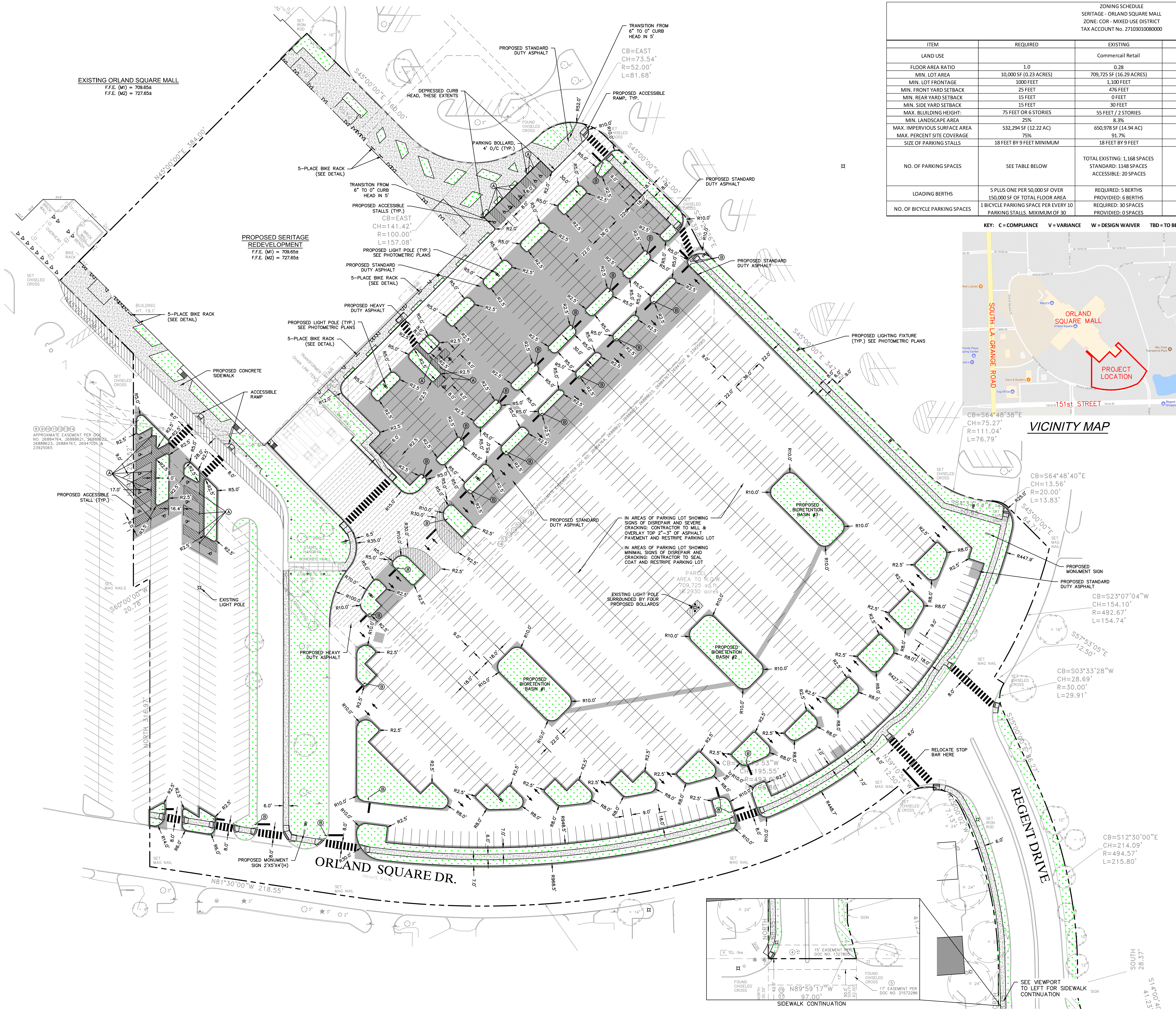
WARNING

CALL BEFORE YOU DIG

GRAPHIC SCALE
 0 10 20 40 80
 (IN FEET)
 1 inch = 40 ft.

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THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



DESCRIPTION
 RADDIUM 2

DATE
 03-19-2019

SERITAGE
 GROWTH PROPERTIES

SITE CIVIL ENGINEER:
 R.A. SMITH, INC.
 16475 W. BLUEMOUND ROAD
 SUITE 200
 BROOKFIELD, WI 53005
 PH: 262.781-1000

raSmith
 CREATIVITY BEYOND ENGINEERING
 rasmith.com

SERITAGE REDEVELOPMENT - ORLAND SQUARE
 2 ORLAND SQUARE DRIVE
 VILLAGE OF ORLAND PARK, ORLAND TOWNSHIP, COOK COUNTY, IL

SITE PLAN

ROBERT T. POJOS
 088-08787
 LICENSED PROFESSIONAL ENGINEER
 State of Illinois
 Robert Pojos
 Date: 03/19/2019
 EXPIRES: 11/20/2019

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 R.A. Smith, Inc.
 DATE: 03-19-19
 SCALE: 1" = 40'
 JOB NO. 3170138
 PROJECT MANAGER:
 JEFFREY T. NANCE
 DESIGNED BY: KLH
 CHECKED BY: RTP

SHEET NUMBER
 C200

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