

PARCEL IDENTIFICATION
NUMBER

PARCEL ONE: 27-30-400-020
PARCEL TWO: 27-30-400-006
PARCEL THREE: 27-30-201-021

LSPD ZONING CRITERIA

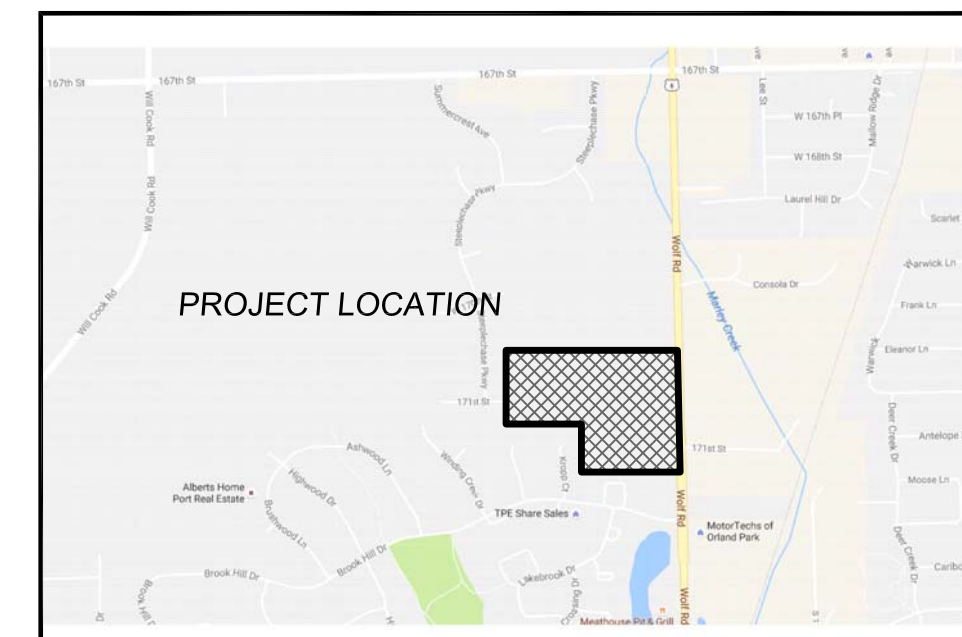
-8,750 S.F. MINIMUM LOT SIZE
-70' MINIMUM LOT WIDTH
-45% BUILDING AND PAVEMENT COVERAGE (MAX.)
-2.5 STORIES, 30' HEIGHT (MAX.)

LOT & RIGHT OF WAY AREA DATA

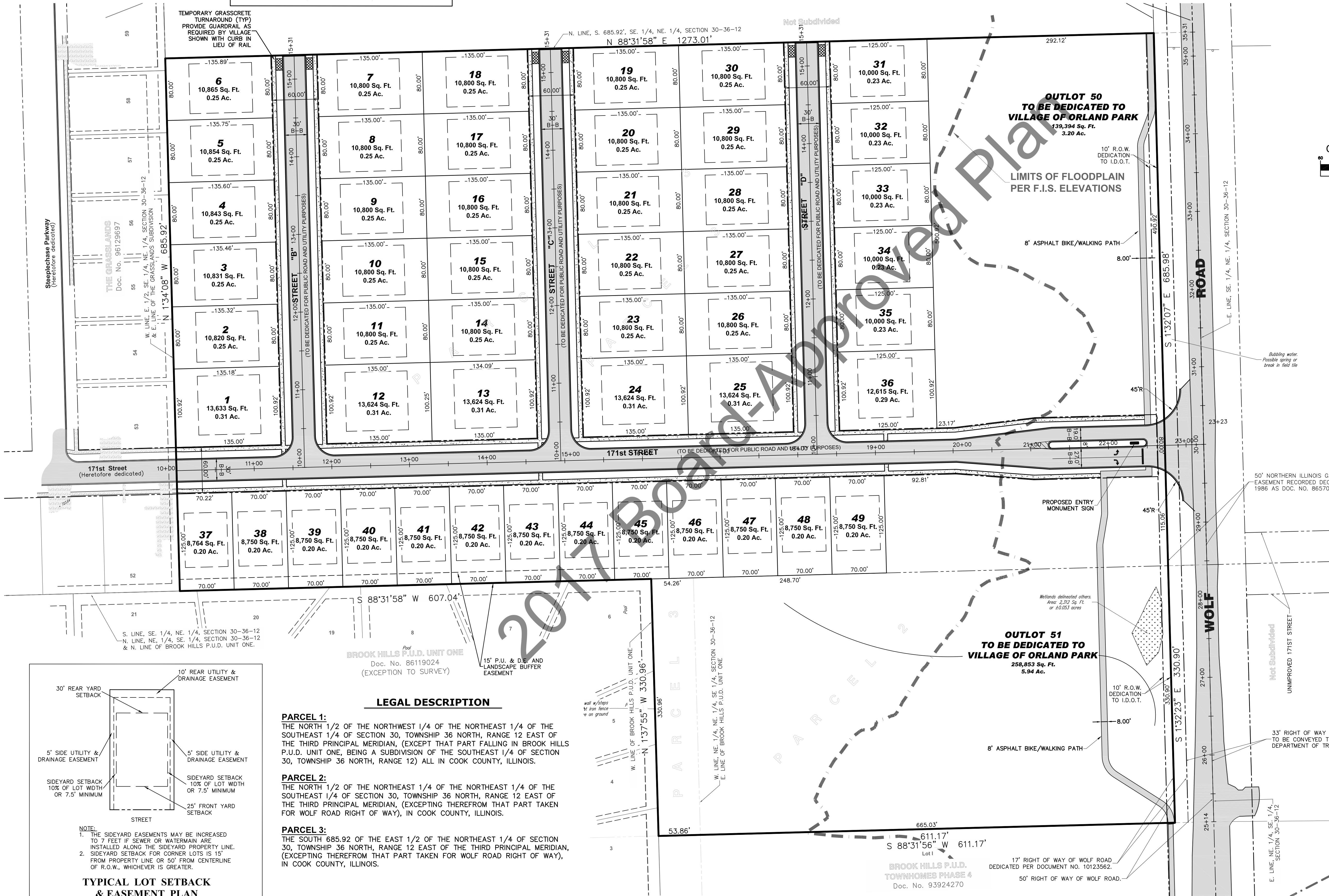
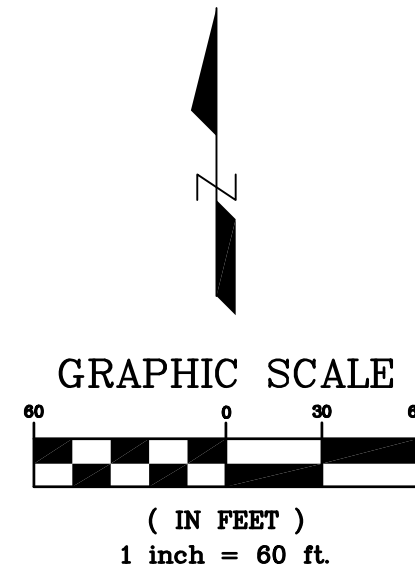
GROSS AREA: 1,144,077 SQ. FT.
OR 26.26 ACRES
WOLF ROAD RIGHT OF WAY:
E. 33' OF PROPERTY FOR WOLF RD. 33,557 SQ. FT.
(PREScriptive & TO BE CONVEYED
TO I.D.O.T.)
W. 17', E. 50' OF PROPERTY FOR
WOLF RD. (DEDICATED) 17,287 SQ. FT.
10' DEDICATION ADJACENT TO THE
EAST LINE OF LOTS 50 & 51 (I.D.O.T.) 10,160 SQ. FT.
BUILDABLE LOTS (49): 514,722 SQ. FT.
OUTLOTS (2) 398,247 SQ. FT.
INTERIOR STREETS (TO BE DEDICATED): 170,104 SQ. FT.

PRELIMINARY SITE PLAN
FOR
BLUFF POINTE
ORLAND PARK, ILLINOIS

BEING A PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 30, TOWNSHIP 36
NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS



VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION

PARCEL 1:
THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 12 EAST OF
THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART FALLING IN BROOK HILLS
P.U.D. UNIT ONE, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION
30, TOWNSHIP 36 NORTH, RANGE 12) ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 12 EAST OF
THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THAT PART TAKEN
FOR WOLF ROAD RIGHT OF WAY), IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THE SOUTH 685.92 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION
30, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN,
(EXCEPTING THEREFROM THAT PART TAKEN FOR WOLF ROAD RIGHT OF WAY),
IN COOK COUNTY, ILLINOIS.

TYPICAL LOT SETBACK
& EASEMENT PLAN

- NOTE:
- THE SIDEYARD EASEMENTS MAY BE INCREASED
TO 7 FEET IF SEWER OR WATERMAIN ARE
INSTALLED ALONG THE SIDEYARD PROPERTY LINE.
 - SIDEYARD SETBACK FOR CORNER LOTS IS 15'
FROM PROPERTY LINE OR 50' FROM CENTERLINE
OF R.O.W., WHICHEVER IS GREATER.

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

PRELIMINARY SITE PLAN
FOR
BLUFF POINTE
ORLAND PARK, ILLINOIS

DESIGN/TEK ENGINEERING, INC.
CONSULTING AND SITE DESIGN ENGINEERS
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
IL Prof. Lic. No.: 184-003740



PROJECT INFORMATION
Project No.: 16-0046
Scale: AS NOTED
Date: 02/23/17
Design By: SDS
Drawn By: SJL
Checked By: SDS

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