

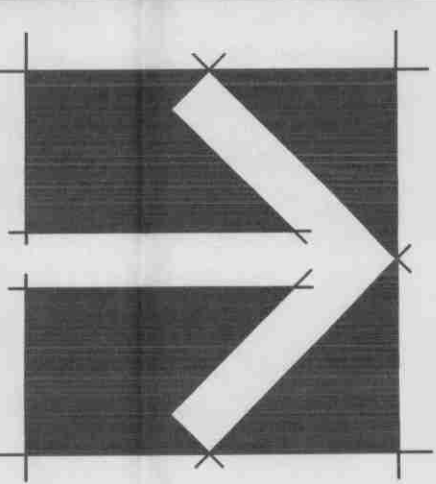
lenet crestani tallman
design group, llc
landscape architecture
urban planning
economic development
community development
land planning

401 N. Franklin St.
Suite 55
Chicago, IL 60610
312.829.0080
312.464.9415 fax

BOARD APPROVED
CASE NO. 2007-0316.2
DATE 8-6-07
BY B.J.T.
W/O CONDITIONS _____

B.J.T. 6-5-07
B.J.T. 06-20-2007
B.J.T. 07-24-2007
B.J.T. 07-31-2007
B.J.T. 06-29-2007

THREE BRIDGES PRELIMINARY SITE PLAN LOCATED IN ORLAND PARK, IL

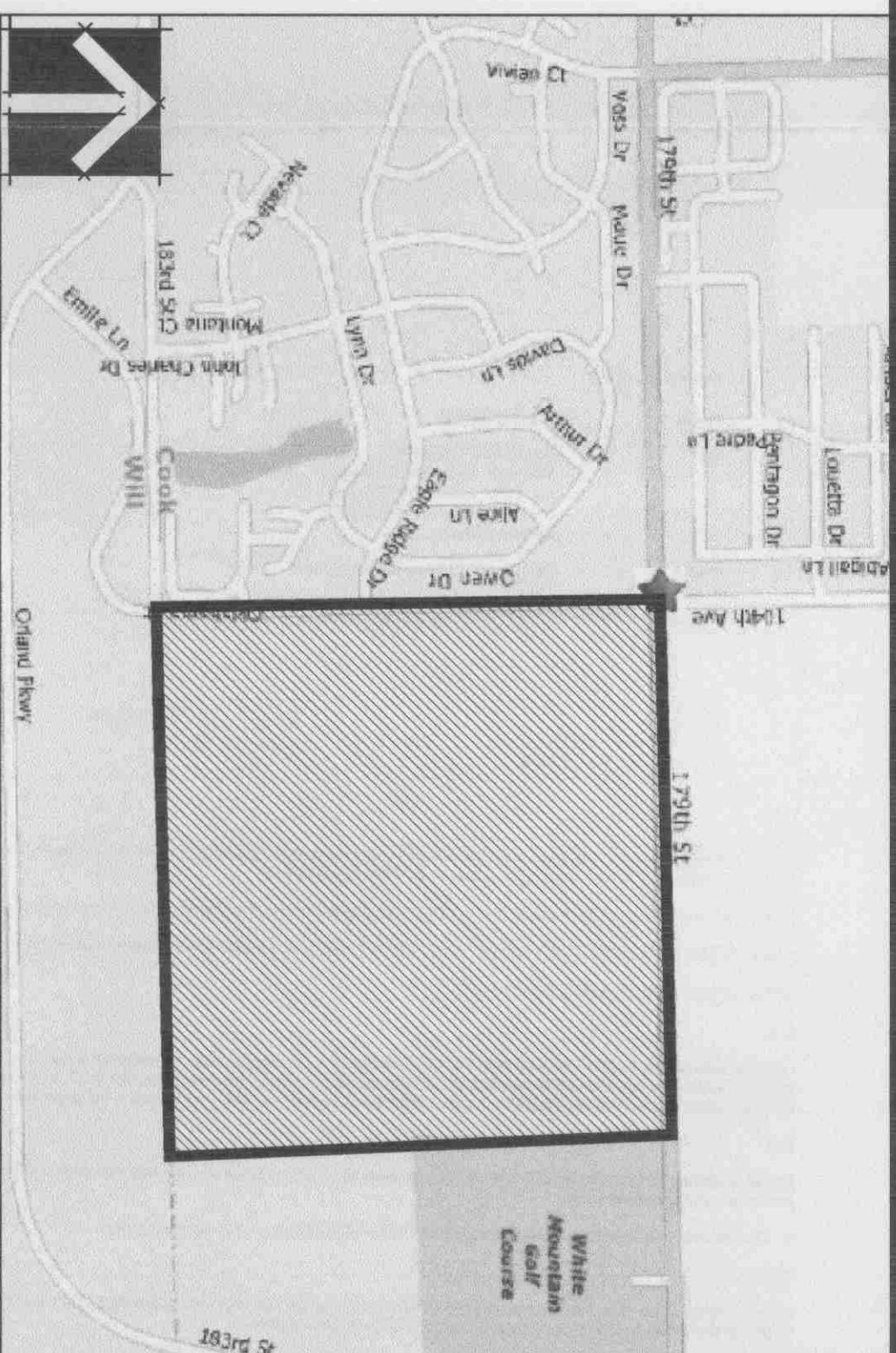


PREPARED FOR:
Cordell Investments
LOCATION:
Orland Park, IL

DATE:
6-5-07
SCALE:
1"=100'-0"
COMPUTER NAME:
Sib14
JOB NUMBER:
2007-219

SHEET

sp-1



LOCATION MAP - N.T.S.



OVERALL SITE DATA

GROSS LAND AREA- 161.58 AC.

SINGLE FAMILY

184 lots

TOTAL AREA- 70.56 AC.

MINIMUM LOT SIZE- 10,000 s.f.

AVERAGE LOT SIZE- 11,758 s.f.

SETBACKS

FRONT YARD = 30 ft

REAR YARD = 30 ft

SIDE YARD = 8 ft

CORNER SIDE YARD = 30 ft

DUPELX AREA

62 units

TOTAL AREA- 21.33 AC.

SETBACKS

FRONT YARD = 30 ft

REAR YARD = 30 ft

SIDE YARD = 8 ft

CORNER SIDE YARD = 30 ft

CONDOMINIUMS

160 units

TOTAL AREA- 10.61 AC.

PERMETER R.O.W. TOTAL AREA

104th AVE.- 2.96 AC.

179th ST.- 3.06 AC.

PARK AREA TOTALS

(SINGLE FAMILY)- includes dry bottom pond

7.56 AC.

(CONDOMINIUMS)- 2.69 AC.

DETENTION

22.43 AC.

OPEN SPACE/FOODPLAIN

20.38 A.C. not including dry bottom pond

TOTAL AREA- 2.51 du/ac.

NET DENSITY - 3.72 du/ac.

179th Street Notes:

1.) A right turn deceleration lane shall be provided along 179th Street for the right-in /right-out and extending to Street 5.

2.) A left turn lane shall be provided along 179th Street at 100th Avenue and Street 5.

3.) A left turn lane shall be provided along 104th Avenue at Street 9.

GENERAL NOTES

1. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING MIX AND FOOTPRINT.
3. REFER TO ENGINEERING PLANS FOR DETENTION CALCULATIONS, UTILITY LOCATIONS TOPOGRAPHIC INFORMATION AND THE LIKE.
4. ALL LANDSCAPE SHOWN IS FOR VISUAL PURPOSES ONLY.

PRELIMINARY SITE PLAN

PRELIMINARY SITE PLAN, ALL AREAS
AND DIMENSIONS ARE APPROXIMATE