



ARCHITECTURE  
LAND PLANNING  
INTERIOR ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
10100 GRAND PAVANIA WAY, SUITE 110  
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RECEIVED  
MAR - 6 2015



SOMERGREEN DRIVE  
PARK STATION BOULEVARD  
BOULEVARD

LOT 304  
EXISTING 24 UNIT BUILDING

DATE	DRAWN	DESCRIPTION
2014-01-61		
3-4-2015		

FINAL REVIEW  
COMPANY: LINDEN GROUP INC.  
PROJECT NUMBER: 2014-0161  
DATE: 3-4-2015  
DRAWN BY:  
SHEET NAME: PRELIMINARY SITE PLAN  
SHEET OF: 1

PRELIMINARY SITE PLAN  
1"=30'  
S-1.0





# PRELIMINARY SITE PLAN

## PARK BOULEVARD LUXURY RANCH VILLAS



PROPOSED CONDITION	IMPERVIOUS AREA (ACRES)	PERVIOUS AREA (ACRES)	TOTAL AREA (ACRES)
PARK BOULEVARD VILLA SITE	1.940	1.610	3.550
PROPERTY TO CONDO LOT	-0.020	-0.008	-0.028
PROPERTY FROM CONDO LOT	0.000	0.028	0.028
<b>TOTAL AREA</b>	<b>1.920</b>	<b>1.630</b>	<b>3.550</b>

VILLA SITE AREA = 54.08% IMPERVIOUS  
- 1.92 ACRES  
45.92% PERVIOUS  
- 1.63 ACRES  
3.55 ACRES

VILLA PARKING SUMMARY	
GARAGE PARKING (2/UNIT)	48
DRIVEWAY PARKING (2/UNIT)	48
PARK BOULEVARD PARKING (NORTH)	10
<b>TOTAL PARKING</b>	<b>106</b>
<b>PARKING RATIO</b>	<b>4.4 TO 1</b>

NUMBER OF LOTS	13
NUMBER OF BUILDINGS	12
NUMBER OF UNITS	24

F.A.R. =  $\frac{\text{BUILDING FLOOR AREA}^*}{\text{TOTAL LAND AREA}}$  = .35916  
\*EXCLUDES GARAGES

GREEN SPACE COMPARISON	USEABLE GREEN	PERVIOUS	IMPERVIOUS
VILLA AREA	1.30	1.63	1.92
2005 CONDO PLAN*	1.00	1.16	2.39

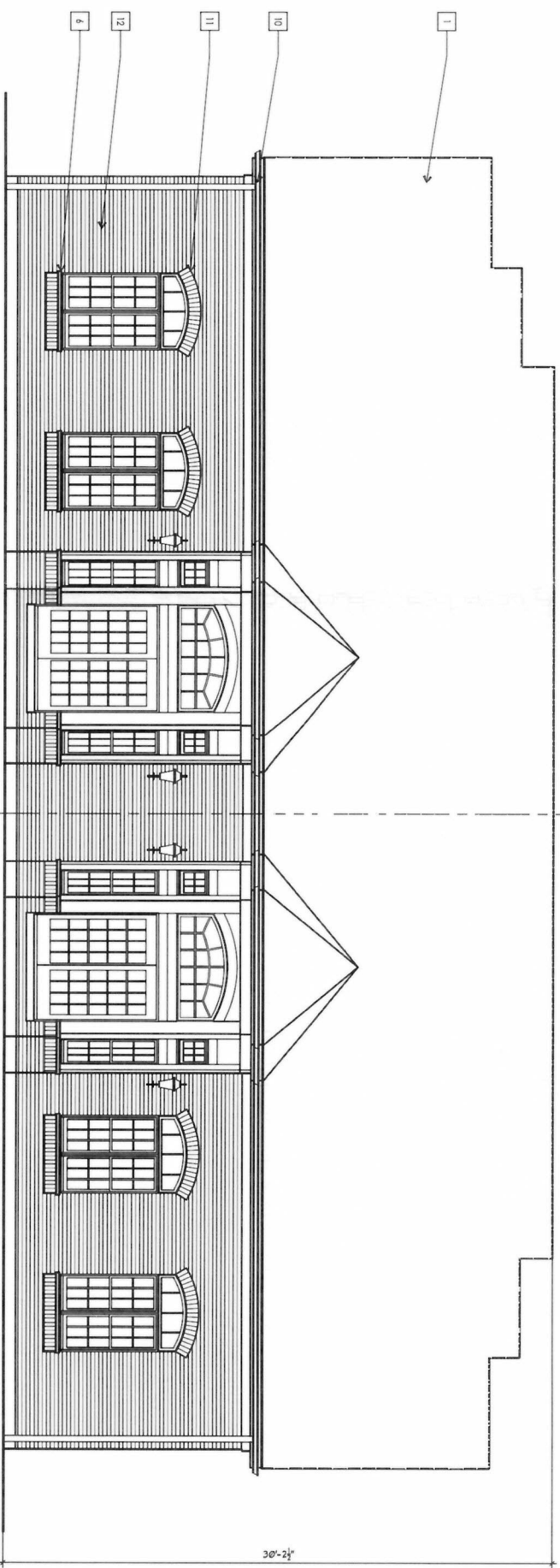
\*ESTIMATE

<b>PRELIMINARY SITE PLAN</b> REVISIONS DATE: 02/05/15 SCALE: PROLOGER: DESIGNED: RZ DRAFTED BY: CHECKED: JIS SHEET: 3 OF 4 VEE# 01-15	<b>PARK BOULEVARD</b> LUXURY RANCH VILLAS ORLAND PARK, ILLINOIS	CLIENT: <b>PARK STATION LLC.</b> c/o THE CROWN GROUP, INC. 1564 W. ALGONQUIN ROAD HOFFMAN ESTATES, IL 60192 PHONE: FAX:	<b>VANTAGEPOINT ENGINEERING</b> 18311 NORTH CREEK DRIVE SUITE F TWIN LEE PARK, IL 60477 T: 708.478.4004 INFO@VPENG.COM
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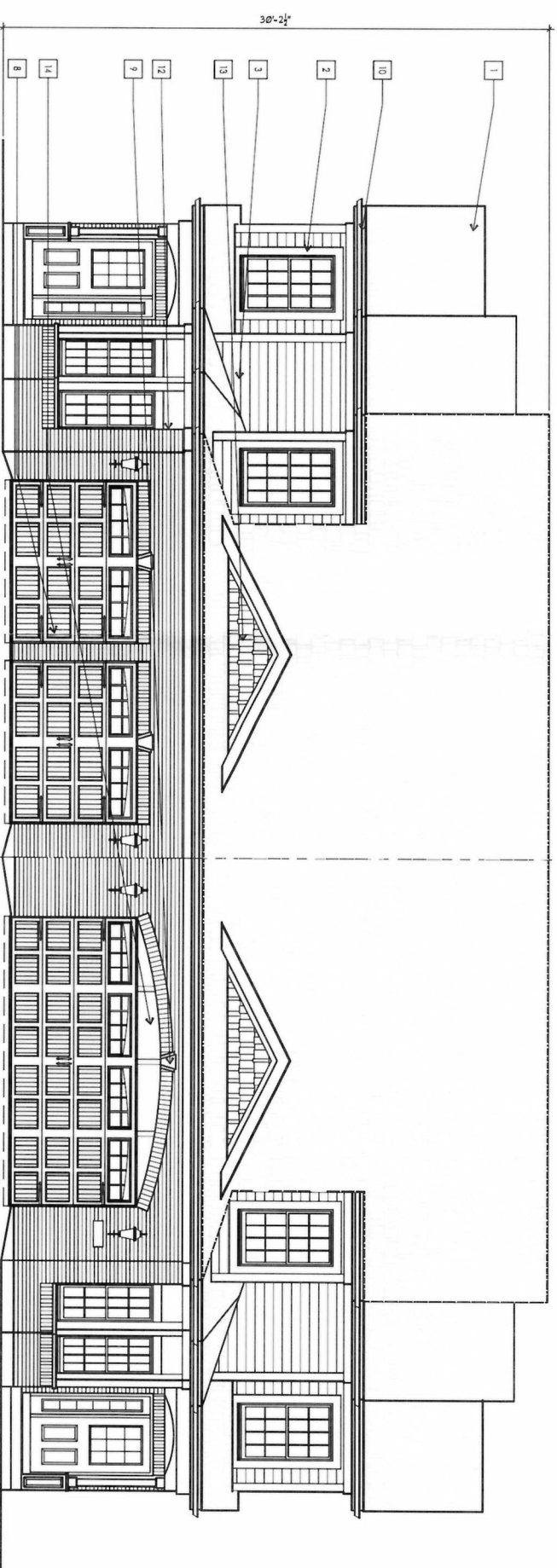


**ELEVATION TAG KEY**

- 1 LIME WARRANT ARCHITECTURAL SHINGLES
- 2 CERAMIC HARD TERN
- 3 CEMENT BOARD SIDING WITH 6" REVEAL
- 4 BUILT UP W/ID POST
- 5 BRICK SOLIDER COURSE
- 6 CUT STONE SILL W/ BRICK SOLIDER COURSE
- 7 STONE ADDRESS BLOCK
- 8 PANEL OVERHEAD DOOR
- 9 ARCH SOLIDER COURSE WITH CUT STONE KEYSTONE
- 10 ALUM. GUTTER AND DOWNSPOUTS
- 11 BRICK ARCH SOLIDER COURSE
- 12 BRICK MASQUERY RUNNING BOND
- 13 CEMENT BOARD SHAKE SIDING
- 14 CEDAR PANEL W/ID OVER JOINTS



**REAR ELEVATION 'C-C' COMBINATION**  
1/4" = 1'-0"



**FRONT ELEVATION 'C-C' COMBINATION**  
1/4" = 1'-0"



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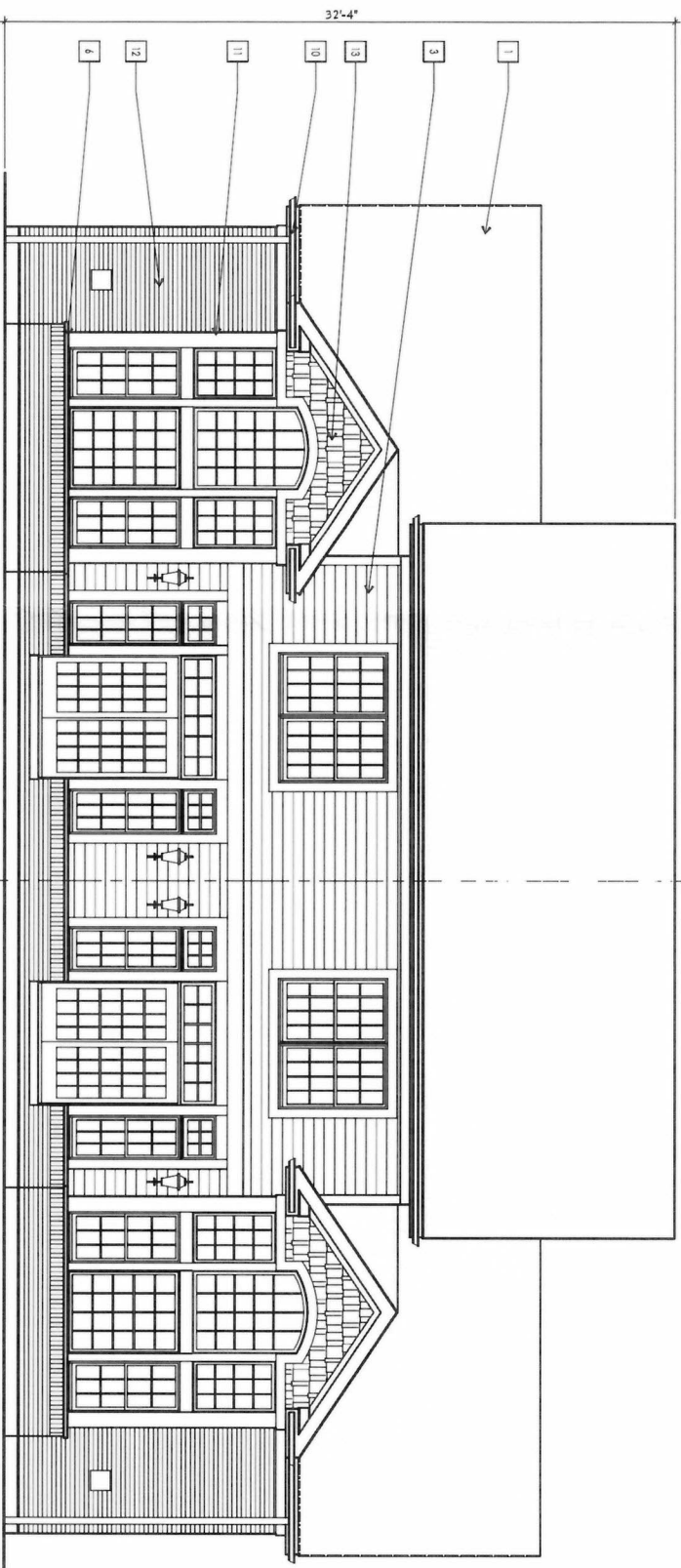
DATE	DRAWN	DESCRIPTION
2014-01-61		
PROJECT NUMBER		
REV. NUMBER		
DATE		
DRAWN BY		
FINAL REVIEW		

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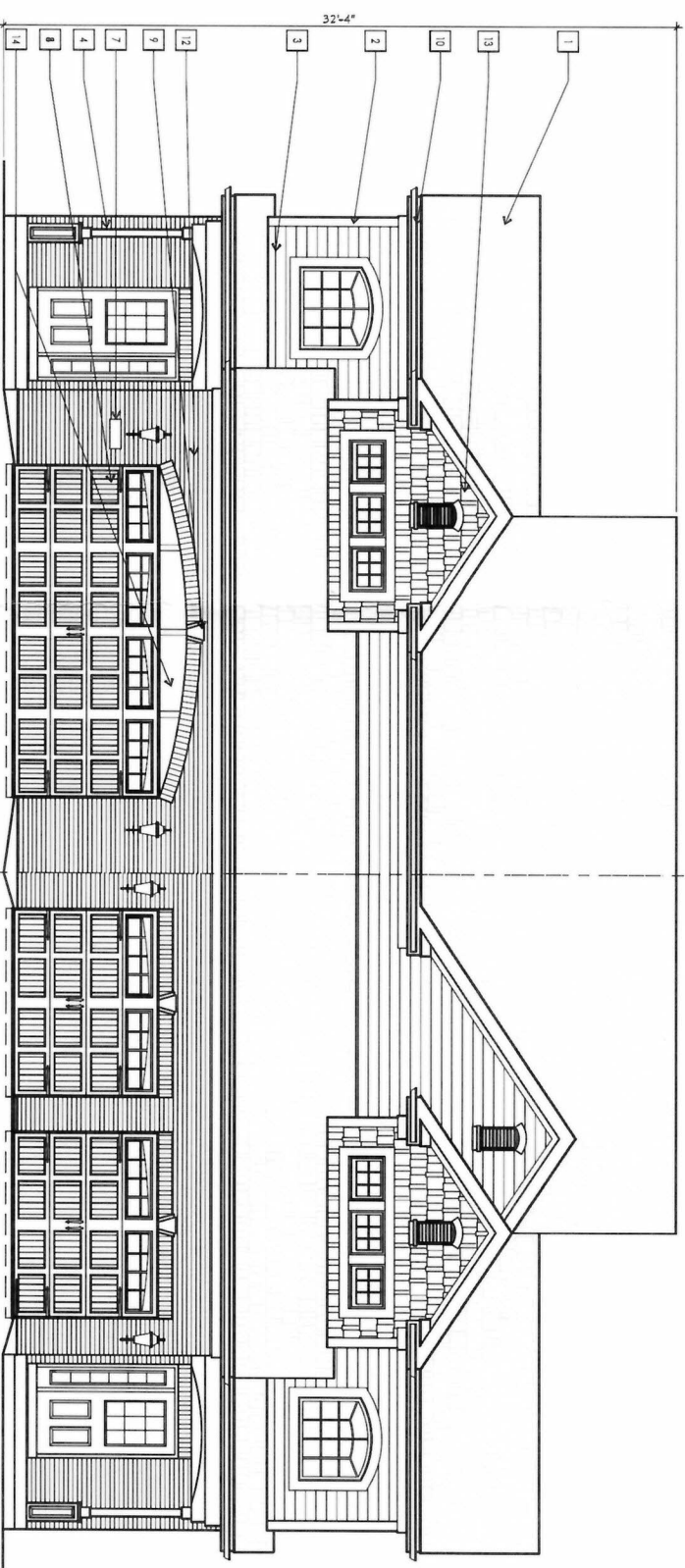
**PRELIMINARY ELEVATIONS**  
 SHEET NAME: **A-1.0**  
 SHEET OF

**ELEVATION TAG KEY**

- 1 LIFETIME WARRANTY ARCHITECTURAL SHINGLES
- 2 CEILING TOGS HARD TERN
- 3 CEILING BOARD SIDING WITH 6" REVEAL
- 4 BUILT UP W/D POST
- 5 BRICK SOLIDER COURSE
- 6 CUT STONE SILL W/ BRICK SOLIDER COURSE
- 7 STONE ADDRESS BLOCK
- 8 PANEL OVERHEAD DOOR
- 9 ARCH SOLIDER COURSE WITH CUT STONE KEYSTONE
- 10 ALUM. GUTTER AND DOWNSPOUTS
- 11 BRICK ARCH SOLIDER COURSE
- 12 BRICK MASQUERY RUNNING BOND
- 13 CEILING BOARD SHAKE SIDING
- 14 CEDAR PANEL W/ 1/4" OVER JOINTS



**REAR ELEVATION 'E-E' COMBINATION**  
1/4" = 1'-0"



**FRONT ELEVATION 'E-E' COMBINATION**  
1/4" = 1'-0"



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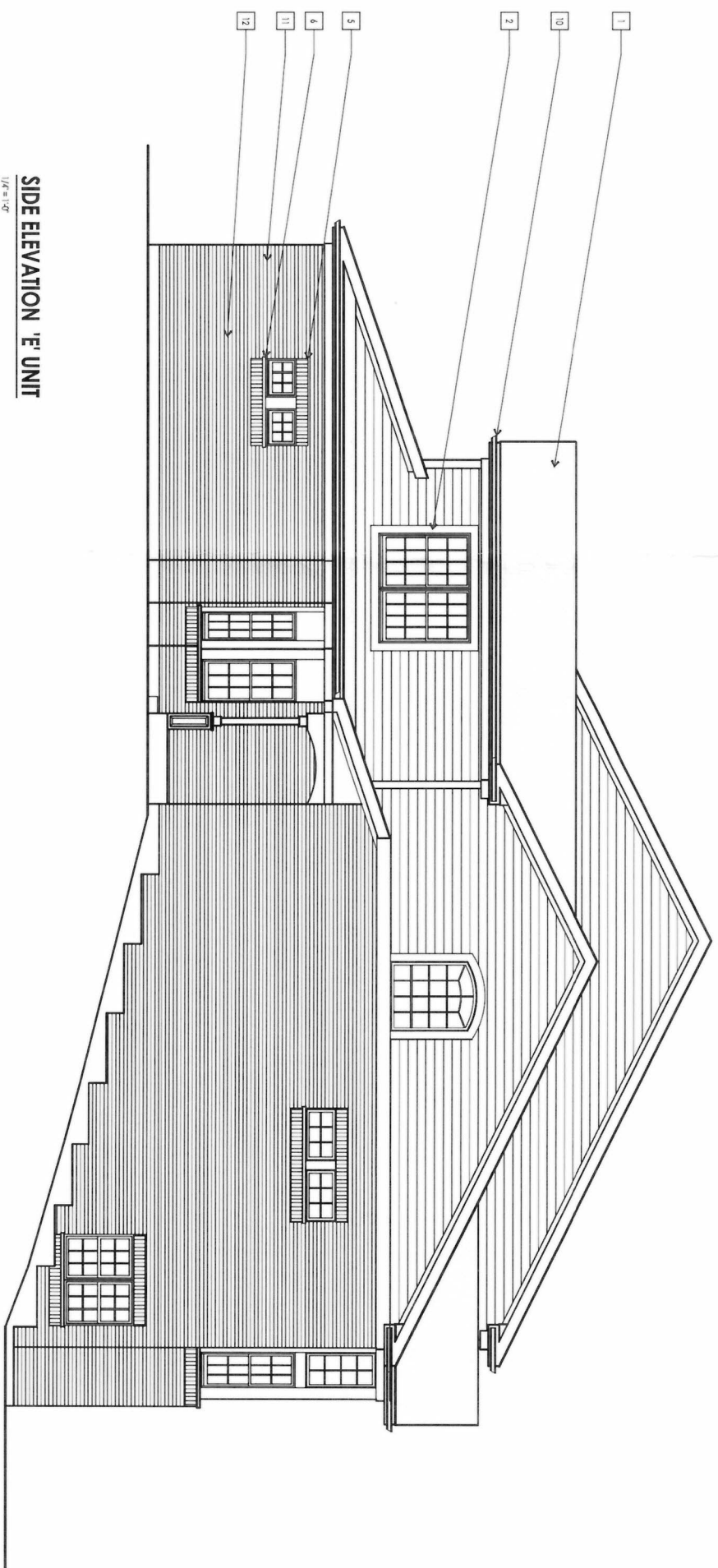
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2014-01-16		
3-4-2015	TJH	PRELIMINARY ELEVATIONS
	TJH	

FINAL REVIEW  
COURTNEY ALLEN, GROUP INC.  
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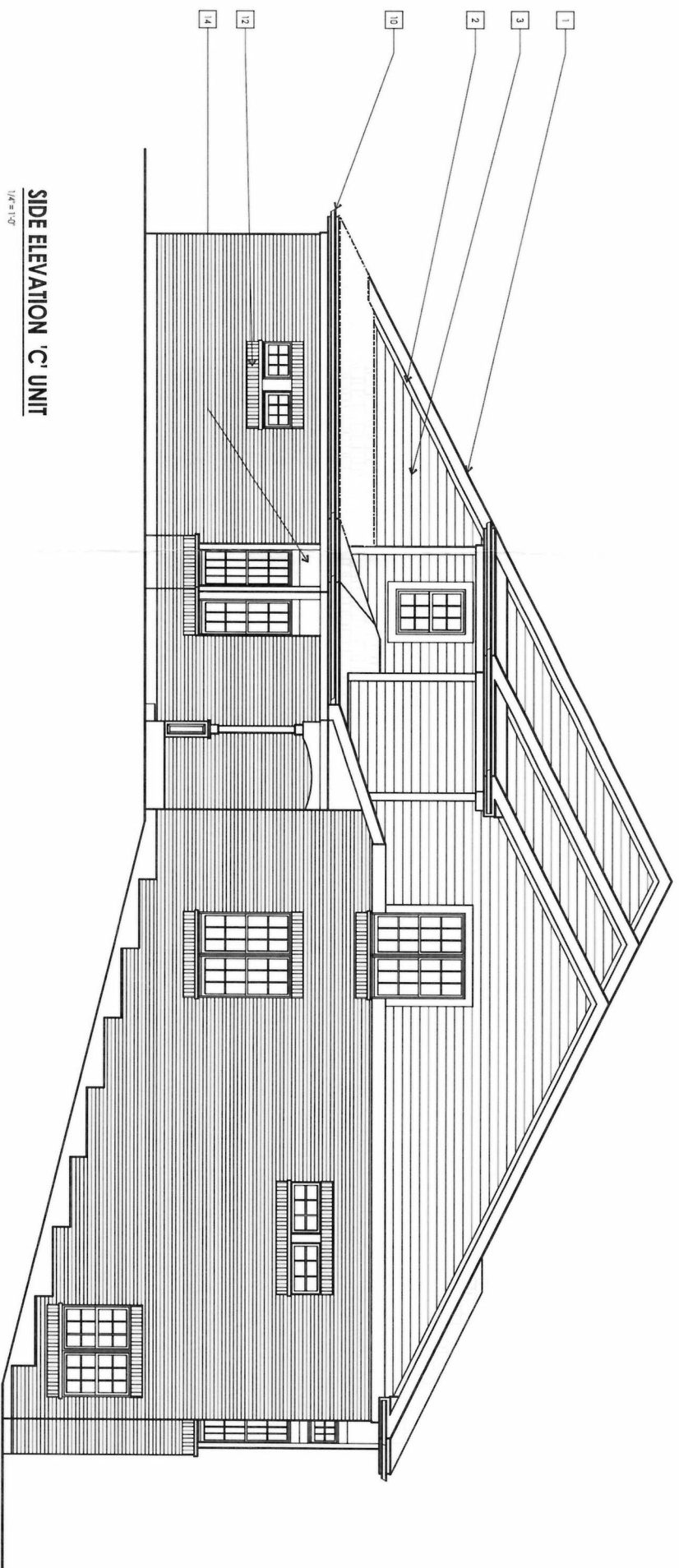
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**A-1.1**  
SHEET OF

**ELEVATION TAG KEY**

- 1 LIFETIME WASHPANT ARCHITECTURAL SHINGLES
- 2 CERAMIC TILE HARD TERN
- 3 CERAMIC BOARD SIDING WITH 6" REVEAL
- 4 BUILT UP W/ID POST
- 5 BRICK SOLIDER COURSE
- 6 CUT STONE SILL W/BRICK SOLIDER COURSE
- 7 STONE ADDRESS BLOCK
- 8 PANEL OVERHEAD DOOR
- 9 ARCH SOLIDER COURSE WITH CUT STONE KEYS/STONE
- 10 ALUM. GUTTER AND DOWNSPOUTS
- 11 BRICK ARCH SOLIDER COURSE
- 12 BRICK HAZENRY RUNNING BOND
- 13 CERAMIC BOARD SHAKE SIDING
- 14 CEDAR PANEL W/1/4" OVER JOINTS



**SIDE ELEVATION 'E' UNIT**  
1/4" = 1'-0"



**SIDE ELEVATION 'C' UNIT**  
1/4" = 1'-0"



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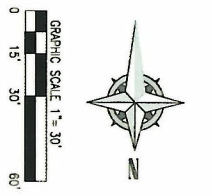
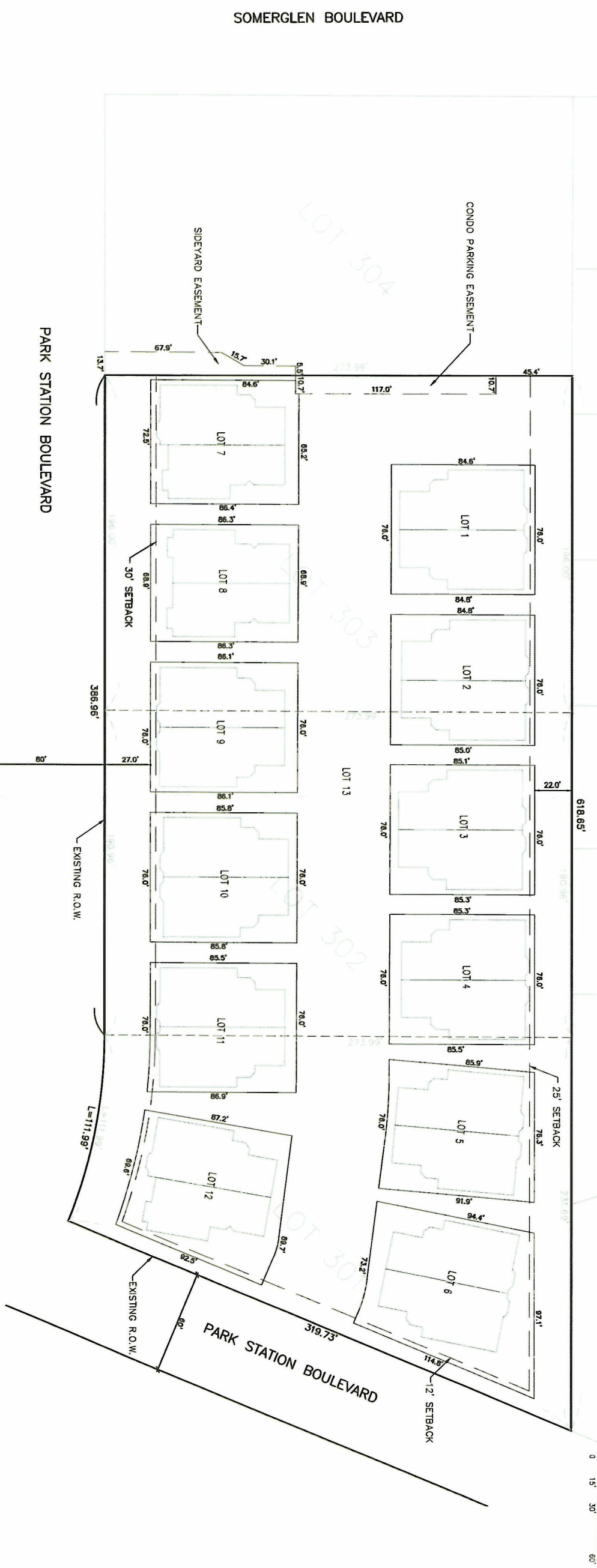
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**PRELIMINARY ELEVATIONS**

SHEET NAME: **A-1.2**  
 SHEET OF



# PRELIMINARY PLAT OF SUBDIVISION EXHIBIT FOR PARK BOULEVARD LUXURY RANCH VILLAS



**LEGAL DESCRIPTIONS OF PROPERTY**

- Lot 301 in HUGUELET'S COLETTE HIGHLANDS, being a subdivision in the Southeast 1/4 of Section 17, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.
- Lot 302 in HUGUELET'S COLETTE HIGHLANDS, being a subdivision in the Southeast 1/4 of Section 17, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.
- Lot 303 in HUGUELET'S COLETTE HIGHLANDS, being a subdivision in the Southeast 1/4 of Section 17, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

LOT AREA SUMMARY	
LOT 1	6,435 S.F.
LOT 2	6,454 S.F.
LOT 3	6,474 S.F.
LOT 4	6,493 S.F.
LOT 5	6,682 S.F.
LOT 6	7,596 S.F.
LOT 7	6,254 S.F.
LOT 8	5,944 S.F.
LOT 9	6,535 S.F.
LOT 10	6,515 S.F.
LOT 11	6,512 S.F.
LOT 12	7,220 S.F.
LOT 13	75,929 S.F.
<b>TOTAL</b>	<b>155,043 S.F.</b>

**LOT 13**  
 PROPOSED EASEMENT OVER ALL OF LOT 13 TO  
 BE A PUBLIC UTILITY AND DRAINAGE EASEMENT  
 AND AN INGRESS/EGRESS EASEMENT  
 ALL EXISTING EASEMENTS LOCATED ON LOTS 301,  
 302 AND 303 ARE TO BE VACATED.

<p><b>PRELIMINARY PLAT OF SUBDIVISION</b></p>	<p><b>PARK BOULEVARD</b> <i>LUXURY RANCH VILLAS</i></p> <hr/> <p>ORLAND PARK, ILLINOIS</p>	<p>CLIENT: <b>PARK STATION LLC.</b> c/o THE CROWN GROUP, INC. 1564 W. ALGONQUIN ROAD HOFFMAN ESTATES, IL 60192</p> <p>PHONE:                      FAX:</p>	<p><b>VANTAGEPOINT</b> ENGINEERING</p> <p><small>18311 NORTH CREEK DRIVE SUITE 115 THREE POND, IL 60477</small></p> <p><small>T: 708.478.4004 INFO@VPENG.COM</small></p> <p><small>VPENG.COM   CIVIL ENGINEERING   LAND PLANNING   SURVEYING PROFESSIONAL DESIGN FIRM NO. 184-025786</small></p>
<p>DATE: 02/05/15</p> <p>SCALE:</p> <p>PROJWG: DESIGNED: BZ</p> <p>DRAWN BY: CHECKED: JLS</p> <p>SHEET: 1 OF 1</p> <p>VER# 01-15</p>		<p style="font-size: small;">NOTE -- DISCLAIMER: The information contained herein is designed for the sole benefit of the Owner/Client. The Engineer assumes no liability whatsoever for the unauthorized use or reuse of this design document(s).</p>	