

PROJECT DATA

ZONING: VILLAGE CENTER DISTRICT (VCD)

LOT AREA: ±1.12 ACRES (48,949 SQ. FT.)

PROPOSED 3 STORY BLD'G

RETAIL (NET): ± 4,944 SQ. FT.
 RESIDENTIAL (22 UNITS GROSS): ± 44,004 SQ. FT.
 TOTAL: ± 48,948 SQ. FT.

MAX F.A.R. (1.0):

ALLOWABLE SQ. FT.: ±48,949 SQ. FT.
 ACTUAL SQ. FT.: ±48,948 SQ. FT.
 ACTUAL F.A.R. = 1.00

LOT COVERAGE:

PERVIOUS @ GRADE: 22%
 PERVIOUS ON DECK: 7%
 TOTAL PERVIOUS ON SITE: 29%

TOTAL IMPERVIOUS ON SITE: 71%
 TOTAL IMPERVIOUS ON SITE ALLOWED: 80%
 MAX WITH GREEN ROOF

REQUIRED PARKING:

RETAIL 24 STALLS
 1/200 S.F.
 RESIDENTIAL (22 UNITS) 44 STALLS
 2 PER UNIT
 TOTAL: 68 STALLS

25% REDUCTION PER VCD
 PARKING FOR MIXED-USE
 DEVELOPMENT 51 STALLS

PROVIDED PARKING:

RESIDENT / GARAGE: 43 STALLS
 HANDICAPPED: 2 STALLS
 RETAIL: 18 STALLS
 HANDICAPPED: 1 STALL

TOTAL PARKING: 64 STALLS



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

0 20' 40' 60'



NOTE:
 BOUNDARY LINES AND DIMENSIONS
 WERE CONSTRUCTED FROM A
 FAXED IMAGE AND ARE SUBJECT TO
 VERIFICATION.



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PROPOSED SITE PLAN

SOUTHWEST MIXED-USE FACILITY

ORLAND PARK, IL

FOR:

HANSEN
 DEVELOPMENT

6665 South Street • Tinley Park, IL 60477
 Phone: 708.532.6800 Fax: 708.532.7121

BOARD APPROVED
 CASE NO. 2007-0266.8
 DATE 10-1-07
 W/CONDITIONS
 W/O CONDITIONS

SP-1a

JOB # 03154

ORIGIN DATE: 05-31-06
 REVISED DATE: 09-27-07

SCALE: 1" = 20'-0"

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