

SITE PLAN DATA:		
ZONING REGULATION	REQUIREMENT	PROPOSED
FRONT YARD SETBACK	20'	20'
CORNER SIDE SETBACK (80TH AVENUE)	30'	30'
SIDE SETBACK	25'	10'
BUILDING TO BUILDING SETBACK	25'	20'
REAR YARD SETBACK (LOTS 1-5)	30'	30'
REAR YARD SETBACK (LOTS 6-9)	35'	35'
DETENTION POND SETBACK	25'	8'
POND LANDSCAPE BUFFER	15'	8'
LOT COVERAGE	60%	49.8%
PRIVATE OPEN SPACE	200 ft ²	1,525 ft ²
COMMON OPEN SPACE	20%	21%
POND SLOPE	4:1	3:1
142ND STREET R.O.W.	60'	50'
CENTERLINE RADIUS	175'	80'
PARKWAY WIDTH	8'	4'
MINIMUM LOT SIZE	8,500 ft ²	11,322 ft ²

<u>PROJECT DATA - UNIT COUNTS AND ACREAGE</u>		
GROSS AREA:	172,918 SQ. FT.	OR 3.97 ACRES
NUMBER OF LOTS PROPOSED:		11
NUMBER OF BUILDINGS PROPOSED:		9
NUMBER OF DWELLING UNITS PROPOSED:		18
INTERIOR STREET:	16,748 SQ. FT.	
PUBLIC WALK @ NORTH & SOUTH SIDE OF 142ND PLACE:	6,568 SQ. FT.	
STORM WATER LOT IMPERVIOUS AREA (ELEV. 668.00):	7,357 SQ. FT.	
BUILDING FOUNDATIONS:	45,018 SQ. FT.	
DRIVEWAYS:	7,676 SQ. FT.	
PATIOS/DECKS:	4,050 SQ. FT.	
TOTAL IMPERVIOUS AREA:	(2.01 ACRES)	87,417 SQ. FT.
TOTAL PERVIOUS AREA:	(1.96 ACRES)	85,501 SQ. FT.
POND AREA @ HWL (673.14):	0.35 ACRES	
NET BUILDABLE AREA:	3.62 ACRES	
DENSITY:	4.97 DU/ACRE	
LANDSCAPE AREA:	1.96 ACRES	

<u>LOT</u>	<u>AREA</u>
1	13,393 ft ²
2	11,322 ft ²
3	11,322 ft ²
4	11,322 ft ²
5	13,521 ft ²
6	14,525 ft ²
7	12,138 ft ²
8	12,138 ft ²
9	12,138 ft ²
OUTLOT "A"	24,068 ft ²
OUTLOT "B"	5,775 ft ²

[illegible]

PRELIMINARY SITE PLAN
FOR
THE VILLAS OF COBBLESTONE
N.W. CORNER 143RD ST. & 80TH AVE.
ORLAND PARK, ILLINOIS

DEI

Project No.: 19-0050
Scale: 1" = 30'
Date: 02-26-2020
Design By: SDD
Drawn By: DMV
Checked By: SDD

PRELIMINARY SITE PLAN

