

PRELIMINARY PLAT & P.U.D.
FOR
THE CROSSROADS OF ORLAND PARK

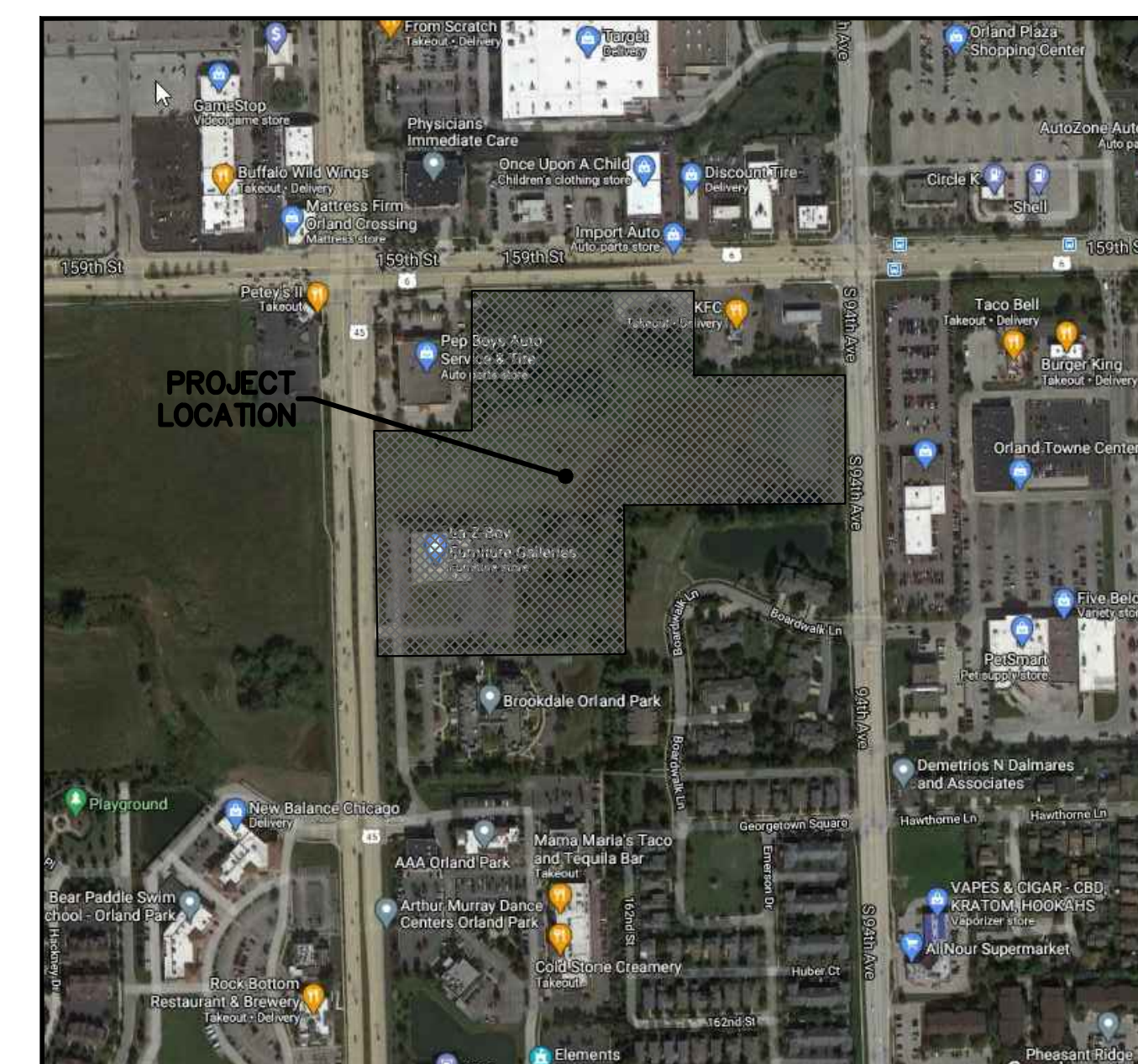
BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP
36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

LEGAL DESCRIPTION

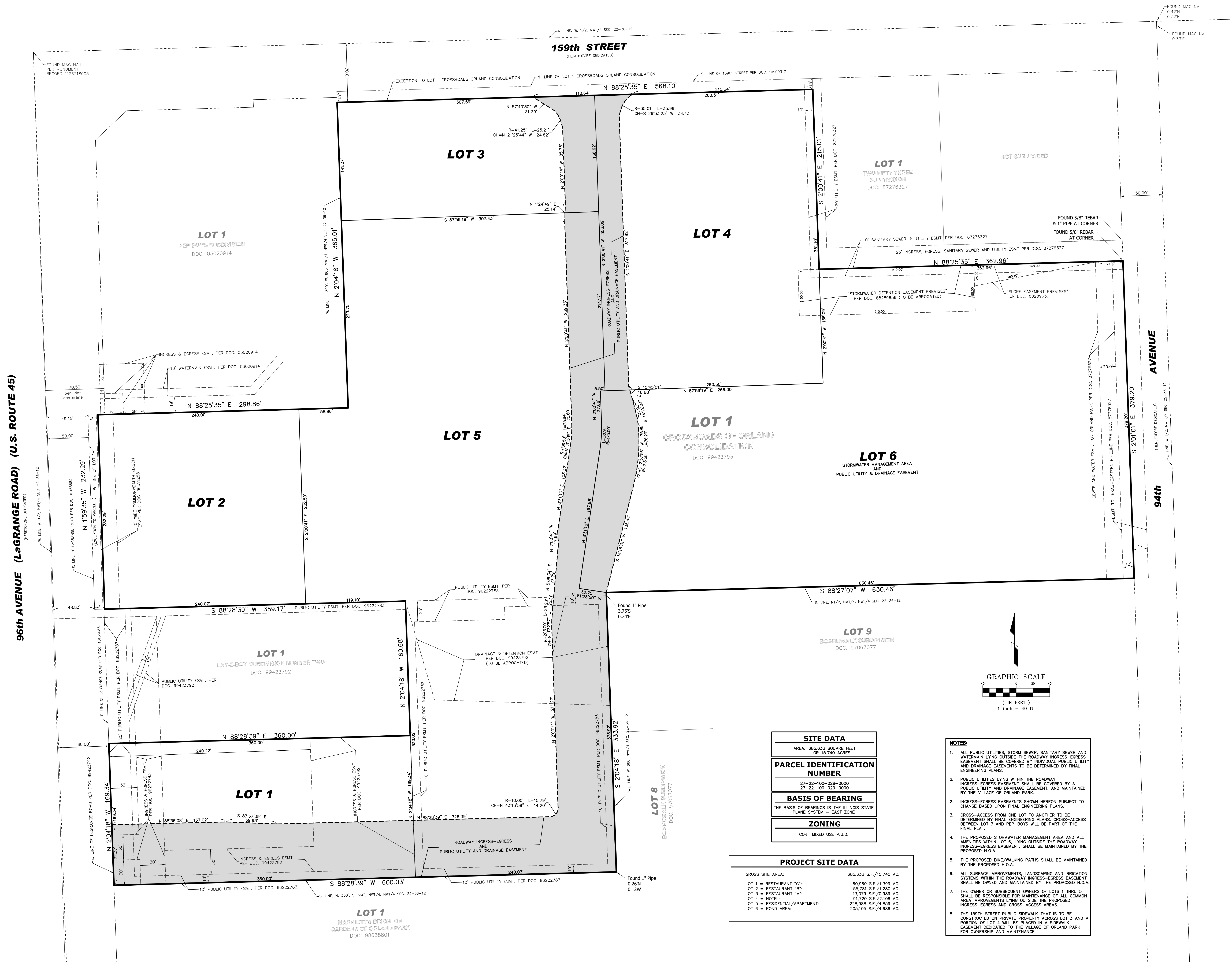
LOT 1 OF CROSSROADS OF ORLAND, BEING A CONSOLIDATION IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 3, 1999, AS DOCUMENT NUMBER 99423793, IN COOK COUNTY, ILLINOIS;

LESS: BEGINNING AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 1; THENCE ON AN ASSUMED BEARING SOUTH 88 DEGREES 25 MINUTES 40 SECONDS WEST ON THE NORTH LINE OF SAID LOT 1; A DISTANCE OF 568.51 FEET TO A WESTERLY LINE OF SAID LOT 1; THEN SOUTH 2 DEGREES 04 MINUTES 14 SECONDS EAST A DISTANCE OF 13 FEET ALONG SAID WESTERLY LINE; THENCE NORTH 88 DEGREES 25 MINUTES 40 SECONDS EAST A DISTANCE OF 568.50 FEET TO AN EASTERLY LINE OF SAID LOT 1; THENCE NORTH 2 DEGREES 00 MINUTES 36 SECONDS WEST A DISTANCE OF 13.00 FEET TO THE POINT OF BEGINNING; AND

LESS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ON AN ASSUMED BEARING NORTH 1 DEGREE 59 MINUTES 31 SECONDS WEST ON THE WEST LINE OF SAID LOT 1; A DISTANCE OF 133.20 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 40 SECONDS EAST A DISTANCE OF 12.00 FEET; THENCE SOUTH 1 DEGREE 59 MINUTES 31 SECONDS EAST A DISTANCE OF 232.27 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 88 DEGREES 25 MINUTES 14 SECONDS WEST ON THE SOUTH LINE OF SAID LOT 1; A DISTANCE OF 12 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.



LOCATION MAP
NOT TO SCALE



SITE DATA	
AREA:	685,633 SQUARE FEET OR 15.740 ACRES
PARCEL IDENTIFICATION NUMBER	
27-22-100-028-0000	
27-22-100-029-0000	
BASIS OF BEARING	
THE BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE SYSTEM - EAST ZONE	
ZONING	
COR MIXED USE P.U.D.	

PROJECT SITE DATA	
GROSS SITE AREA:	685,633 S.F./15.740 AC.
LOT 1 = RESTAURANT "C":	60,960 S.F./1.399 AC.
LOT 2 = RESTAURANT "B":	55,781 S.F./1.260 AC.
LOT 3 = RESTAURANT "A":	43,079 S.F./0.989 AC.
LOT 4 = HOTEL:	91,720 S.F./2.106 AC.
LOT 5 = RESIDENTIAL/APARTMENT:	226,188 S.F./5.159 AC.
LOT 6 = POND AREA:	205,105 S.F./4.686 AC.

- NOTES**
- ALL PUBLIC UTILITIES, STORM SEWER, SANITARY SEWER AND WATERMAIN LYING OUTSIDE THE ROADWAY INGRESS-EGRESS EASEMENT SHALL BE COVERED BY INDIVIDUAL PUBLIC UTILITY AND DRAINAGE EASEMENTS TO BE DETERMINED BY FINAL ENGINEERING PLANS.
 - PUBLIC UTILITIES LYING WITHIN THE ROADWAY INGRESS-EGRESS EASEMENT SHALL BE COVERED BY A PUBLIC UTILITY AND DRAINAGE EASEMENT, AND MAINTAINED BY THE VILLAGE OF ORLAND PARK.
 - CROSS-ACCESS FROM ONE LOT TO ANOTHER TO BE DETERMINED BY FINAL ENGINEERING PLANS. CROSS-ACCESS BETWEEN LOT 3 AND PEP-BOYS WILL BE PART OF THE FINAL PLAT.
 - THE PROPOSED STORMWATER MANAGEMENT AREA AND ALL ADJACENT WITHIN LOT 6, LYING OUTSIDE THE ROADWAY INGRESS-EGRESS EASEMENT, SHALL BE MAINTAINED BY THE PROPOSED H.O.A.
 - THE PROPOSED BIKE/WALKING PATHS SHALL BE MAINTAINED BY THE PROPOSED H.O.A.
 - ALL SURFACE IMPROVEMENTS, LANDSCAPING AND IRRIGATION SYSTEMS WITHIN THE ROADWAY INGRESS-EGRESS EASEMENT SHALL BE OWNED AND MAINTAINED BY THE PROPOSED H.O.A.
 - THE OWNER OR SUBSEQUENT OWNERS OF LOTS 1 THRU 5 SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL COMMON AREA IMPROVEMENTS LYING OUTSIDE THE PROPOSED INGRESS-EGRESS AND CROSS-ACCESS AREAS.
 - THE 159TH STREET PUBLIC SIDEWALK THAT IS TO BE CONSTRUCTED ON PRIVATE PROPERTY ACROSS LOT 3 AND A PORTION OF LOT 4 WILL BE PLACED IN A SIDEWALK EASEMENT DEDICATED TO THE VILLAGE OF ORLAND PARK FOR OWNERSHIP AND MAINTENANCE.

REVISIONS	
NO.	DATE
1	08/27/2021
2	08/27/2021
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INTER-CONTINENTAL REAL ESTATE
2221 CAMDEN COURT - SUITE 200
OAK BROOK, ILLINOIS 60523
630-560-8104

PRELIMINARY PLAT & P.U.D.
FOR
CROSSROADS OF ORLAND PARK
S.E. CORNER 159TH & LA GRANGE RD.
ORLAND PARK, ILLINOIS

DESIGTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 130TH STREET, SUITE L
MOKENA, ILLINOIS 60448
FAX: (708) 326-4692
IL PROF. LIC. NO.: 184-003740

PROJECT INFORMATION	
Project No.:	16-0025
Scale:	1" = 40'
Date:	08/27/2021
Design By:	SDS
Drawn By:	SJL
Checked By:	SDS