

BOARD APPROVED
CASE NO. 05-07-0316.0
DATE 6-4-07
W/CONDITIONS
W/O CONDITIONS

LOCATION MAP - N.T.S.

OVERALL SITE DATA

GROSS LAND AREA-	161.58 AC.
SINGLE FAMILY Y	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
DUPLEX AREA	
TOTAL AREA-	62 units
SETBACKS	
FRONT YARD =	30 ft
REAR YARD =	30 ft
SIDE YARD =	8 ft
CORNER SIDE YARD =	30 ft
CONDOMINIUMS	
TOTAL AREA-	160 units
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	
TOTAL AREA-	22.43 AC.
OPEN SPACE/FLOODPLAIN	
TOTAL AREA - not including dry bottom pond	20.38 A.C.
GROSS DENSITY -	2.51 du/ac.
NET DENSITY -	3.72 du/ac.

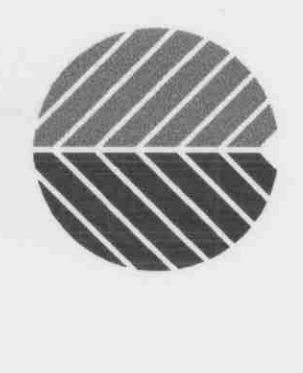
- 179th Street Notes:**
- 1.) A right turn deceleration lane shall be provided along 179th Street for the right-in/right-out and extending to Street 5.
 - 2.) A left turn lane shall be provided along 179th Street at 100th Avenue and Street 5.
 - 3.) A left turn lane shall be provided along 104th Avenue 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

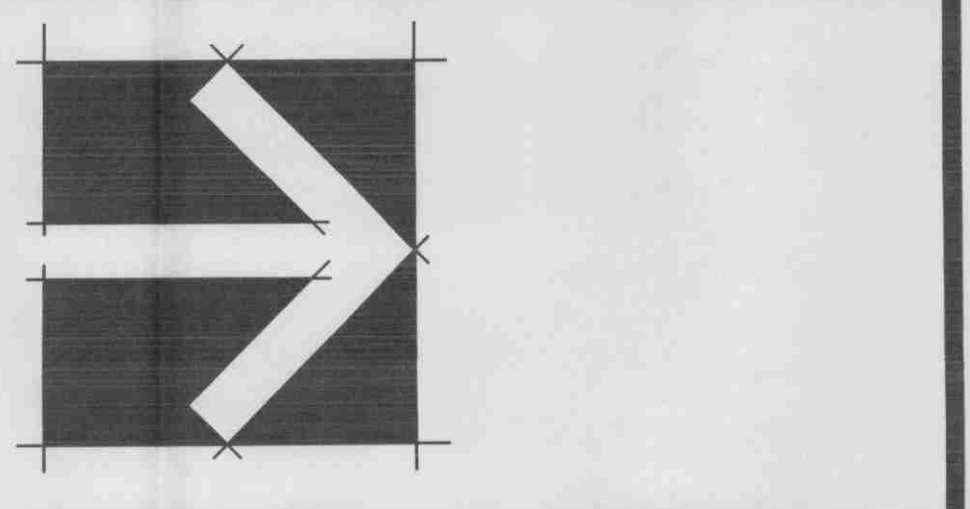


lctdesign
lanet crestani tallman
design group, llc
landscape architecture
interior planning
ecological planning
urban design
community development
land planning

401 N. Franklin St.
Suite 55
Chicago, IL 60610
312.829.0080
312.484.9415 fax

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. 08-29-2007

**THREE BRIDGES
PRELIMINARY SITE PLAN
LOCATED IN ORLAND PARK, IL**



PREPARED FOR:
Cordilian Investments
LOCATION:
Orland Park, IL
DATE:
6-5-07
SCALE:
1"=100'-0"
COMPUTER NAME:
SIB14
JOB NUMBER:
2007-219

SHEET
sp-1