NOTES:

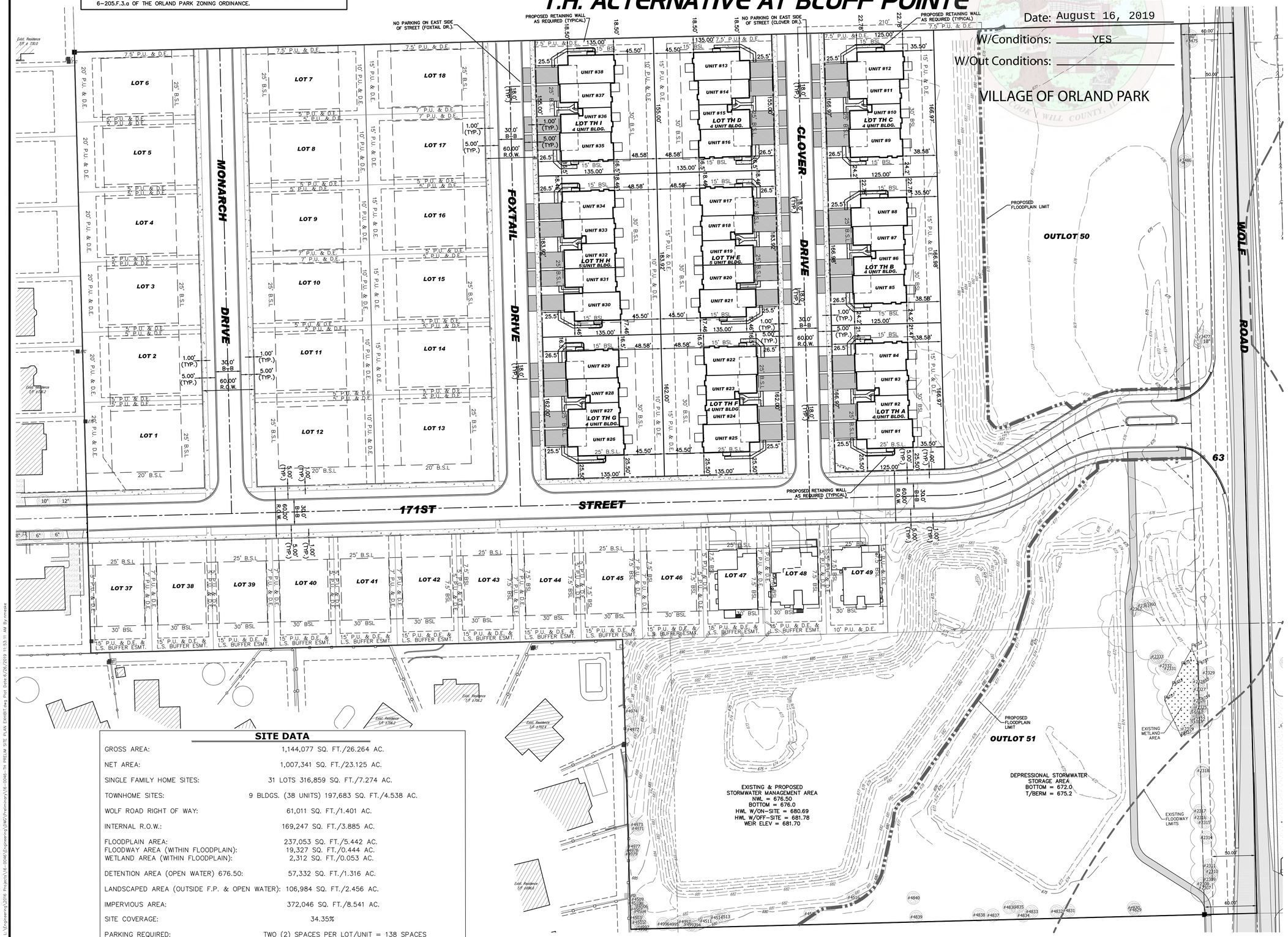
1. PROPOSED SIDEWALKS TO UNITS ARE TO BE 3' WIDE (TYPICAL).
2. PROPOSED RETAINING WALLS WILL BE LESS THAN 3' HIGH (TYPICAL).
3. ON-STREET PARKING IS RESTRICTED TO THE WEST SIDE OF THE STREET ALONG CLOVER DRIVE & FOXTAIL DRIVE UNTIL AT SOME TIME IN THE FUTURE THEY ARE EXTENDED.
4. IRRIGATION SYSTEM SHALL BE EQUIPPED WITH RAIN SENSING SHUT OFF SYSTEMS. THIS WILL PROVIDE FOR AN ADDITIONAL 5% LOT COVERAGE ALLOWANCE PER SECTION 6-205.F.3.a OF THE ORLAND PARK ZONING ORDINANCE.

PRELIMINARY SITE PLAN
FOR

T.H. ALTERNATIVE AT BLUFF POINTE

BOARD APPROVED

Case No: 2019-0620
Date: August 16, 2019
W/Conditions: YES
W/Out Conditions:
VILLAGE OF ORLAND PARK



SITE DATA

GROSS AREA:	1,144,077 SQ. FT./26.264 AC.
NET AREA:	1,007,341 SQ. FT./23.125 AC.
SINGLE FAMILY HOME SITES:	31 LOTS 316,859 SQ. FT./7.274 AC.
TOWNHOME SITES:	9 BLDGS. (38 UNITS) 197,683 SQ. FT./4.538 AC.
WOLF ROAD RIGHT OF WAY:	61,011 SQ. FT./1.401 AC.
INTERNAL R.O.W.:	169,247 SQ. FT./3.885 AC.
FLOODPLAIN AREA:	237,053 SQ. FT./5.442 AC.
FLOODWAY AREA (WITHIN FLOODPLAIN):	19,327 SQ. FT./0.444 AC.
WETLAND AREA (WITHIN FLOODPLAIN):	2,312 SQ. FT./0.053 AC.
DETENTION AREA (OPEN WATER) 676.50:	57,332 SQ. FT./1.316 AC.
LANDSCAPED AREA (OUTSIDE F.P. & OPEN WATER):	106,984 SQ. FT./2.456 AC.
IMPERVIOUS AREA:	372,046 SQ. FT./8.541 AC.
SITE COVERAGE:	34.35%
PARKING REQUIRED:	TWO (2) SPACES PER LOT/UNIT = 138 SPACES
PARKING PROVIDED:	TWO (2) IN EACH GARAGE & TWO (2) ON EA. DRIVEWAY = 276 SPACES

LOT DATA

LOT #	SQ. FT.
LOT 1	13,633
LOT 2	10,820
LOT 3	10,831
LOT 4	10,843
LOT 5	10,854
LOT 6	10,865
LOT 7	10,800
LOT 8	10,800
LOT 9	10,800
LOT 10	10,800
LOT 11	10,800
LOT 12	13,624
LOT 13	13,624
LOT 14	10,800
LOT 15	10,800
LOT 16	10,800
LOT 17	10,800
LOT 18	10,800
LOT 37	8,764
LOT 38	8,750
LOT 39	8,750
LOT 40	8,750
LOT 41	8,750
LOT 42	8,750
LOT 43	8,750
LOT 44	8,750
LOT 45	8,750
LOT 46	8,750
LOT 47	8,750
LOT 48	8,750
LOT 49	8,750
LOT TH A	20,871
LOT TH B	20,872
LOT TH C	20,872
LOT TH D	20,925
LOT TH E	24,829
LOT TH F	21,870
LOT TH G	21,870
LOT TH H	24,829
LOT TH I	20,925

REVISIONS			
NO.	DATE	DESCRIPTION	BY

McNAUGHTON DEVELOPMENT
11S220 JACKSON ST. Ste 101
BURR RIDGE, ILLINOIS 60527
(630) 325-3400

PRELIMINARY PLAT
FOR
TOWNHOME ALTERNATIVE
AT BLUFF POINTE
ORLAND PARK, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
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IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 16-0046
Scale: 1" = 50'
Date: 2019-06-26
Design By: SDS
Drawn By: NSM
Checked By: SDS

PRELIMINARY SITE PLAN