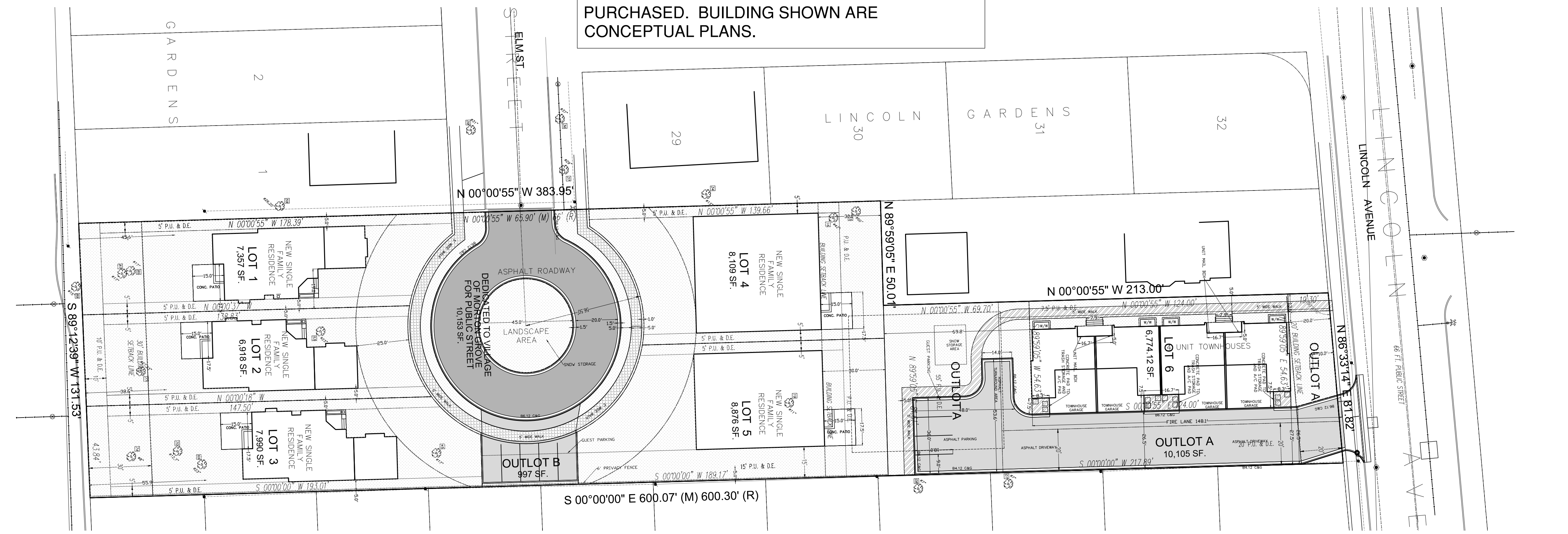


EXACT BUILDING FOOT PRINT FOR LOT 1, 2, 3, 4, & 5 TO BE DETERMINED ONCE LOTS ARE PURCHASED. BUILDING SHOWN ARE CONCEPTUAL PLANS.



**ZONING OVERVIEW - LOT #5  
(LOT RESIDENTIAL DEVELOPMENT)**

LOT AREA 8,876 sq.ft. (0.204 ACRES)

DIMENSIONAL CONTROL	PROPOSED	REQUIRED	WAIVER/SPECIAL USE/REQUEST FOR LOT #2
MINIMUM LOT AREA	8,876 SQ.FT.	5,900 SQ.FT. PER 1 UNIT	N/A - compliant
MINIMUM LOT WIDTH	65 FT	50 FT (Sec. 12-4-2-D)	N/A - compliant
FRONT YARD SETBACK	25 FT	25 FT (Sec. 12-4-2-D)	N/A - compliant
EACH SIDE SETBACK	5 FT EACH	5 FT EACH (Sec. 12-4-2-D)	N/A - compliant
REAR YARD SETBACK	MIN 30 FT	30 FT (Sec. 12-4-2-D)	N/A - compliant
MAX. BUILDING HEIGHT	MAX 28 FT	28 FT (Sec. 12-4-2-D)	N/A - compliant
MAX. IMPERVIOUS REAR YARD COVERAGE	MAX 50 %	50% (Sec. 12-4-2-D)	N/A - compliant
MAX. IMPERVIOUS COVERAGE	MAX 60 %	60% (Sec. 12-4-2-D)	N/A - compliant
DRIVEWAY SIDEYARD SETBACK	0 FT	3 FT (Sec. 12-4-2-D)	Waiver of 3'

**ZONING OVERVIEW - LOT #6 & OUTLOT A (R3)  
(4-UNIT TOWNHOUSE BUILDING)**

LOT AREA 17,588 sq.ft. (0.404 acres)

DIMENSIONAL CONTROL	PROPOSED	REQUIRED	WAIVER/SPECIAL USE/REQUEST FOR LOT #1
MAXIMUM PERMITTED DENSITY	4 units on 0.404 acres lot	16 units per acre (Sec. 12-4-2-D)	N/A - compliant
MINIMUM LOT WIDTH	81.61 FT	60 FT (Sec. 12-4-2-D)	N/A - compliant
FRONT YARD SETBACK	20 FT	25 FT (Sec. 12-4-2-D)	Waiver of 5'
SIDE (WEST) SETBACK	13.6 FT	5 FT (Sec. 12-4-2-D)	N/A - compliant
SIDE (EAST) SETBACK	27.6 FT	5 FT (Sec. 12-4-2-D)	N/A - compliant
REAR YARD SETBACK	69.8 FT	30 FT (Sec. 12-4-2-D)	N/A - compliant
MAX. BUILDING HEIGHT	30 FT	35 FT (Sec. 12-4-2-D)	N/A - compliant
FLOOR AREA	0.652(11460 SF)	0.6 (10,553 SF) (Sec. 12-4-2-D)	Waiver of 907 SF
IMPERVIOUS COVERAGE	73.73 %	65% (Sec. 12-4-2-D)	Waiver of 8.73%
MAX. IMPERVIOUS REAR YARD COVERAGE	51.84 %	50% (Sec. 12-4-2-D)	Waiver of 1.84%

**ZONING OVERVIEW - LOT #1 (R2)  
(LOT RESIDENTIAL DEVELOPMENT)**

LOT AREA 7,357 sq.ft. (0.169 ACRES)

DIMENSIONAL CONTROL	PROPOSED	REQUIRED	WAIVER/SPECIAL USE/REQUEST FOR LOT #2
MINIMUM LOT AREA	7,357 SQ.FT.	5,900 SQ.FT. PER 1 UNIT	N/A - compliant
MINIMUM LOT WIDTH	43.84 FT	50 FT (Sec. 12-4-2-D)	Waiver of 6.16'
FRONT YARD SETBACK	25 FT	25 FT (Sec. 12-4-2-D)	N/A - compliant
EACH SIDE SETBACK	5 FT EACH	5 FT EACH (Sec. 12-4-2-D)	N/A - compliant
REAR YARD SETBACK	MIN 30 FT	30 FT (Sec. 12-4-2-D)	N/A - compliant
MAX. BUILDING HEIGHT	MAX 28 FT	28 FT (Sec. 12-4-2-D)	N/A - compliant
MAX. IMPERVIOUS REAR YARD COVERAGE	MAX 50 %	50% (Sec. 12-4-2-D)	N/A - compliant
MAX. IMPERVIOUS COVERAGE	MAX 60 %	60% (Sec. 12-4-2-D)	N/A - compliant
DRIVEWAY SIDEYARD SETBACK	0 FT	3 FT (Sec. 12-4-2-D)	Waiver of 3'

**ZONING OVERVIEW - LOT #3  
(LOT RESIDENTIAL DEVELOPMENT)**

LOT AREA 7,990 sq.ft. (0.183 ACRES)

DIMENSIONAL CONTROL	PROPOSED	REQUIRED	WAIVER/SPECIAL USE/REQUEST FOR LOT #2
MINIMUM LOT AREA	7,990 SQ.FT.	5,900 SQ.FT. PER 1 UNIT	N/A - compliant
MINIMUM LOT WIDTH	43.84 FT	50 FT (Sec. 12-4-2-D)	Waiver of 6.16'
FRONT YARD SETBACK	25 FT	25 FT (Sec. 12-4-2-D)	N/A - compliant
EACH SIDE SETBACK	5 FT EACH	5 FT EACH (Sec. 12-4-2-D)	N/A - compliant
REAR YARD SETBACK	MIN 30 FT	30 FT (Sec. 12-4-2-D)	N/A - compliant
MAX. BUILDING HEIGHT	MAX 28 FT	28 FT (Sec. 12-4-2-D)	N/A - compliant
MAX. IMPERVIOUS REAR YARD COVERAGE	MAX 50 %	50% (Sec. 12-4-2-D)	N/A - compliant
MAX. IMPERVIOUS COVERAGE	MAX 60 %	60% (Sec. 12-4-2-D)	N/A - compliant
DRIVEWAY SIDEYARD SETBACK	0 FT	3 FT (Sec. 12-4-2-D)	Waiver of 3'

**ZONING OVERVIEW - LOT #2  
(LOT RESIDENTIAL DEVELOPMENT)**

LOT AREA 6,918 sq.ft. (0.159 ACRES)

DIMENSIONAL CONTROL	PROPOSED	REQUIRED	WAIVER/SPECIAL USE/REQUEST FOR LOT #2
MINIMUM LOT AREA	6,918 SQ.FT.	5,900 SQ.FT. PER 1 UNIT	N/A - compliant
MINIMUM LOT WIDTH	43.84 FT	50 FT (Sec. 12-4-2-D)	Waiver of 6.16'
FRONT YARD SETBACK	25 FT	25 FT (Sec. 12-4-2-D)	N/A - compliant
EACH SIDE SETBACK	5 FT EACH	5 FT EACH (Sec. 12-4-2-D)	N/A - compliant
REAR YARD SETBACK	MIN 30 FT	30 FT (Sec. 12-4-2-D)	N/A - compliant
MAX. BUILDING HEIGHT	MAX 28 FT	28 FT (Sec. 12-4-2-D)	N/A - compliant
MAX. IMPERVIOUS REAR YARD COVERAGE	MAX 50 %	50% (Sec. 12-4-2-D)	N/A - compliant
MAX. IMPERVIOUS COVERAGE	MAX 60 %	60% (Sec. 12-4-2-D)	N/A - compliant
DRIVEWAY SIDEYARD SETBACK	0 FT	3 FT (Sec. 12-4-2-D)	Waiver of 3'

**ZONING OVERVIEW - LOT #4  
(LOT RESIDENTIAL DEVELOPMENT)**

LOT AREA 8,109 sq.ft. (0.186 ACRES)

DIMENSIONAL CONTROL	PROPOSED	REQUIRED	WAIVER/SPECIAL USE/REQUEST FOR LOT #2
MINIMUM LOT AREA	8,109 SQ.FT.	5,900 SQ.FT. PER 1 UNIT	N/A - compliant
MINIMUM LOT WIDTH	65 FT	50 FT (Sec. 12-4-2-D)	N/A - compliant
FRONT YARD SETBACK	25 FT	25 FT (Sec. 12-4-2-D)	N/A - compliant
EACH SIDE SETBACK	5 FT EACH	5 FT EACH (Sec. 12-4-2-D)	N/A - compliant
REAR YARD SETBACK	MIN 30 FT	30 FT (Sec. 12-4-2-D)	N/A - compliant
MAX. BUILDING HEIGHT	MAX 28 FT	28 FT (Sec. 12-4-2-D)	N/A - compliant
MAX. IMPERVIOUS REAR YARD COVERAGE	MAX 50 %	50% (Sec. 12-4-2-D)	N/A - compliant
MAX. IMPERVIOUS COVERAGE	MAX 60 %	60% (Sec. 12-4-2-D)	N/A - compliant
DRIVEWAY SIDEYARD SETBACK	0 FT	3 FT (Sec. 12-4-2-D)	Waiver of 3'

**ZONING OVERALL ANALYSIS**

DIMENSION AT CONTROL	ORDINANCE REQUIREMENTS	PROPOSED
LOT SIZE FOR PUD ELIGIBILITY	1 ACRE MINIMUM (Sec.12-6-3)	1.56081 acres
MAXIMUM DENSITY	9 DWELLING UNIT PER 1 ACRE	4 TOWNHOUSES plus 5 SINGLE FAMILY HOMES
MAXIMUM IMPERVIOUS LOT COVERAGE	65% MAXIMUM	61.10%
OPEN SPACE COVERAGE	35% MINIMUM	38.90%

**PARKING DEMAND ANALYSIS**

USE	REQUIREMENTS	CALCULATED PARKING DEMAND	PARKING PROVIDED MEDINA GARDENS TOWNHOUSE PROPOSAL
4 TOWNHOUSES	2 SPACES PER 1 DWELLING UNIT	4 x 2= 8 SPACES	8 GARAGE SPACES 4 VISITOR SPACES
5 LOT RESIDENTIAL DEVELOPMENT	2 SPACES PER 1 DWELLING UNIT	5 x 2= 10 SPACES	10 GARAGE SPACES 10 VISITOR SPACES
TOTAL REQUIRED:		18 SPACES	TOTAL PROPOSED: 32 SPACES

**PROPOSED SUBDIVIDED LOTS**

LOT NO.	AREA SQ. FT. /	ACRE	No of UNITS / LOT
LOT 1	7,357 /	0.169	1
LOT 2	6,918 /	0.159	1
LOT 3	7,990 /	0.183	1
LOT 4	8,109 /	0.186	1
LOT 5	8,876 /	0.204	1
LOT 6 & OUTLOT A	17,588 /	0.404	4
OUTLOT B	997 /	0.023	-
CUL-DE-SAC	10,153 /	0.233	-
TOTAL	67,988.95 /	1.561	9

**PAVEMENT LEGEND**

**CUL-DE-SAC STREET PAVEMENT**  
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50  
4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50  
12" AGGREGATE BASE COURSE CA-6, TYPE B

**STANDARD DUTY PAVEMENT**  
2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50  
4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50  
8" AGGREGATE BASE COURSE CA-6, TYPE B

**CONCRETE APRON**  
8" CONCRETE PAVEMENT (WOVEN FABRIC NOT ALLOWED IN ROW)  
4" COMPACTED AGGREGATE BASE CA-6, TYPE B

**SIDEWALKS (WITHIN SITE)**  
5" PORTLAND CEMENT CONCRETE  
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

**SIDEWALKS AROUND CUL-DE-SAC**  
6" PORTLAND CEMENT CONCRETE  
4" COMPACTED AGGREGATE BASE COURSE, TYPE B  
\*REFER TO CONCRETE JOINT DETAILS (IF ANY).

**LANDSCAPE & LAWN AREA**

**BCI**  
BONO CONSULTING, INC.  
CIVIL ENGINEERS

1018 BUSSE HIGHWAY PH: (847) 823-3300  
PARK RIDGE, IL 60068 FAX: (847) 823-3303  
bbono@bonoconsulting.com

**PRELIMINARY SITE PLAN & GEOMETRIC PLAN**  
MEDINA GARDENS PLANNED DEVELOPMENT  
6021-6037 LINCOLN, MORTON GROVE, COOK COUNTY, IL

DATE: 05-20-2015

REVISIONS:

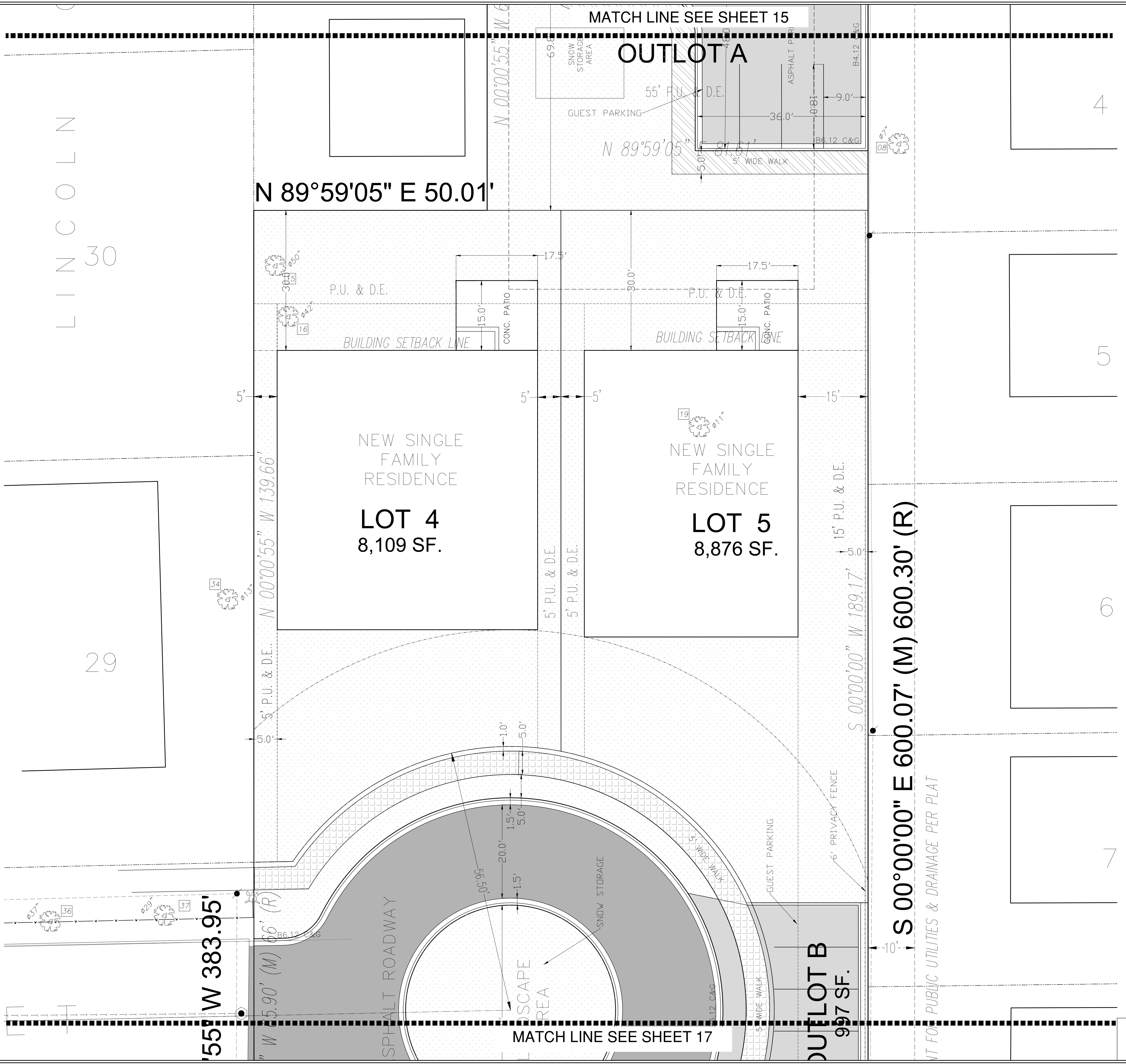
ISSUE: 1

PROJECT STAFF:  
PROJECT MANAGER: [Name]  
ENGINEER: [Name]  
ENGINEER: [Name]  
TECHNICIAN: [Name]

PROJECT NUMBER: 17239  
START DATE: JUN. 10, 2017  
GRAPHIC SCALE: 30 0 30  
SCALE: 1"=30'-0"  
SHEET NUMBER: 14 OF -

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PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER:	ALBERT	1		05-20-2017
ENGINEER:	ALBERT			
TECHNICIAN:				

 <b>BONO CONSULTING, INC.</b> CIVIL ENGINEERS	PH: (847) 823-3300
	FAX: (847) 823-3303
1018 BUSSE HIGHWAY	
PARK RIDGE, IL 60068	
bbono@bonoconsulting.com	

<b>SITE PLAN &amp; GEOMETRIC PLAN</b>	
MEDINA GARDENS PLANNED DEVELOPMENT	
6021-6037 LINCOLN, MORTON GROVE, COOK COUNTY, IL	

PROJECT NUMBER:	17239
START DATE:	JUN. 10, 2017
GRAPHIC SCALE	1" = 10'-0"
SCALE:	1" = 10'-0"
SHEET NUMBER	16 OF -

-WOVEN WIRE FABRIC IS NOT PERMITTED IN ROW

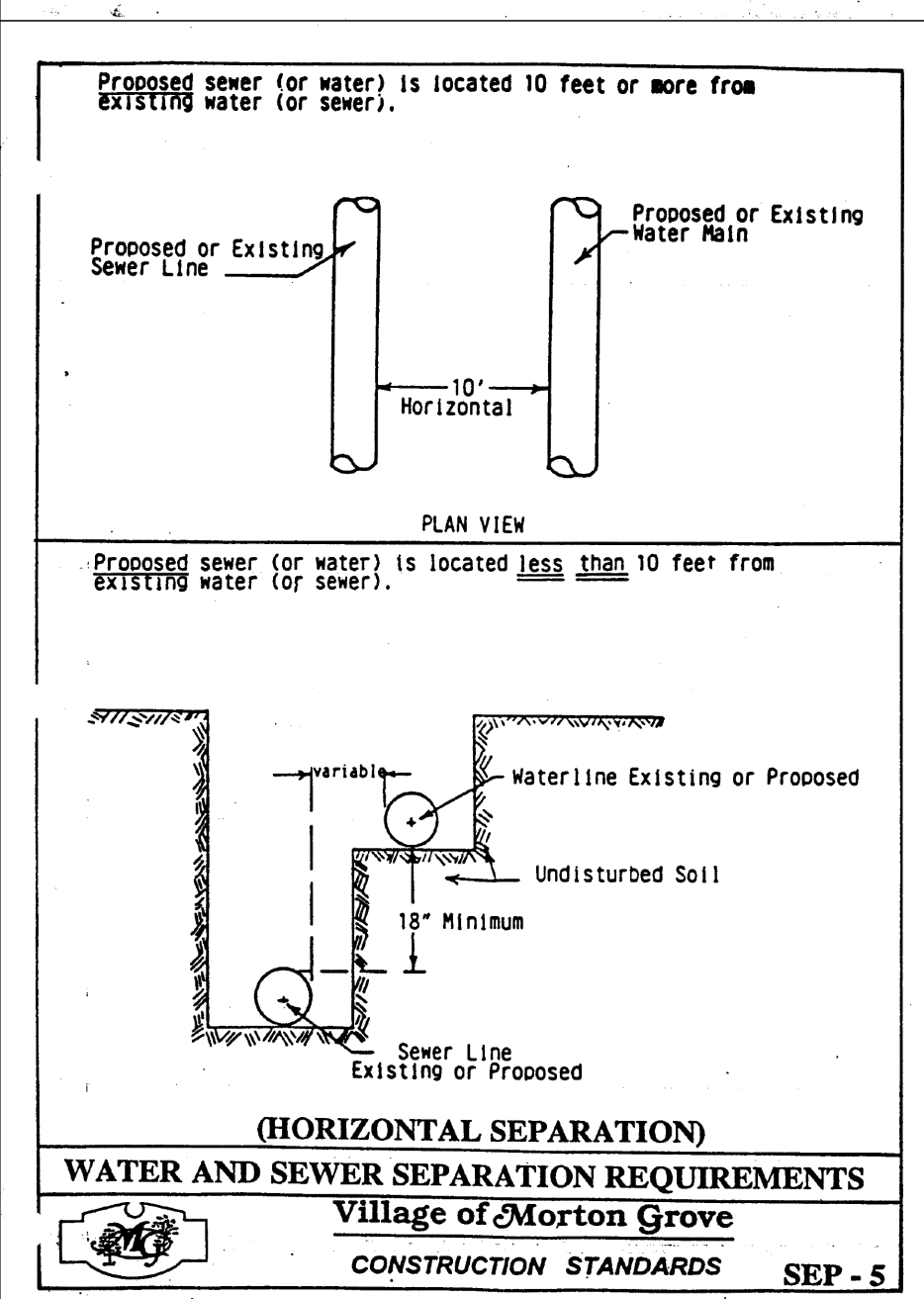
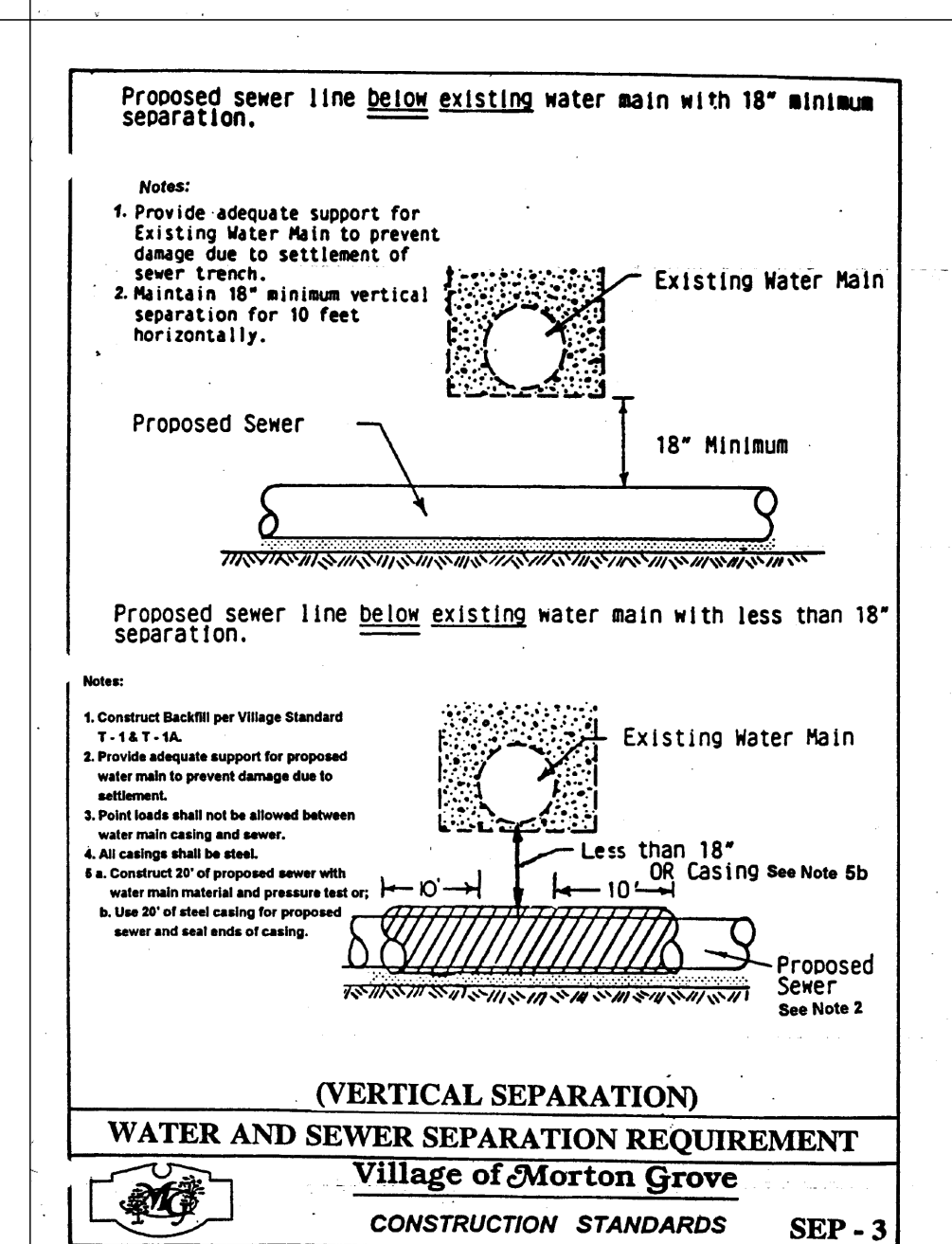
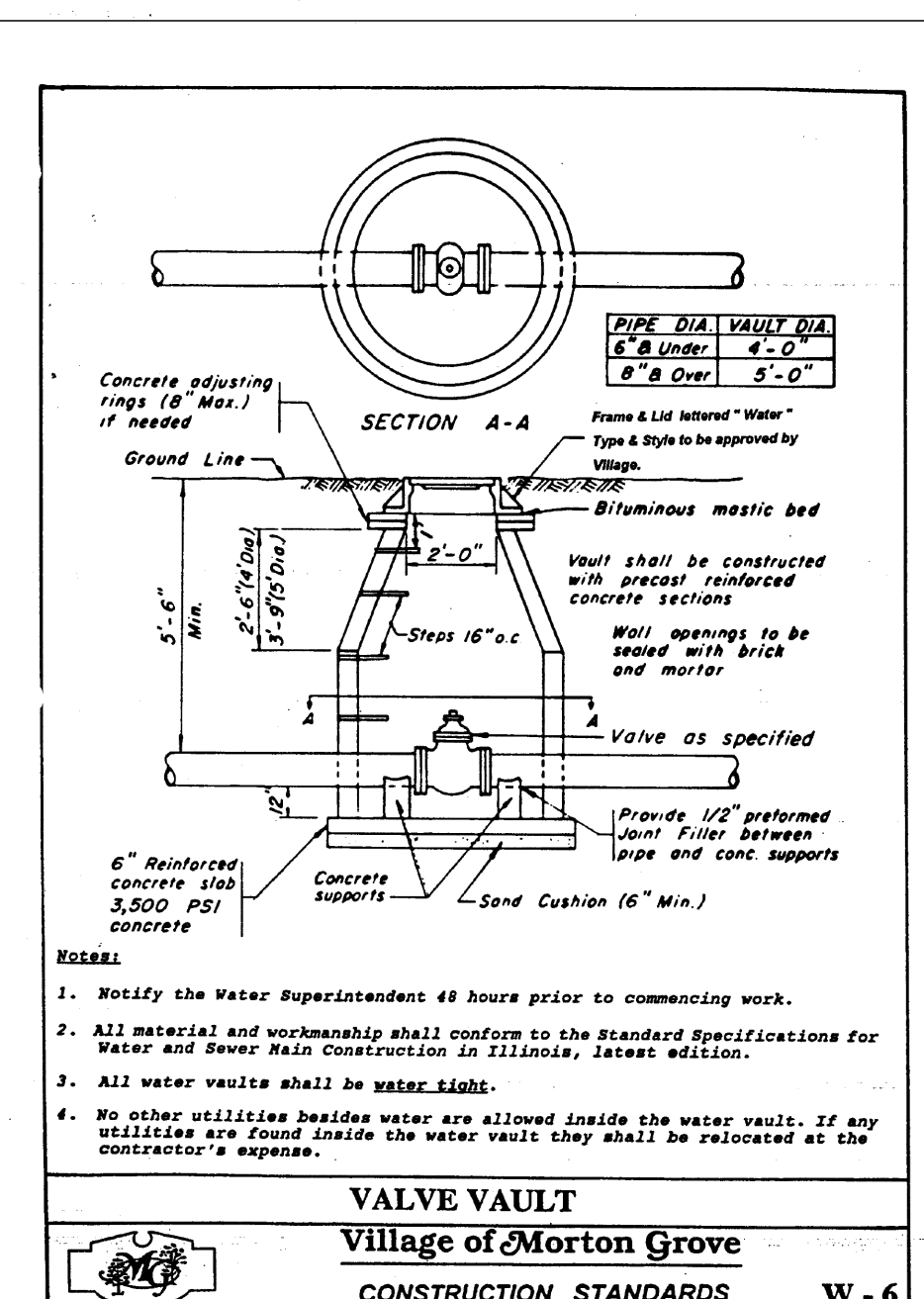
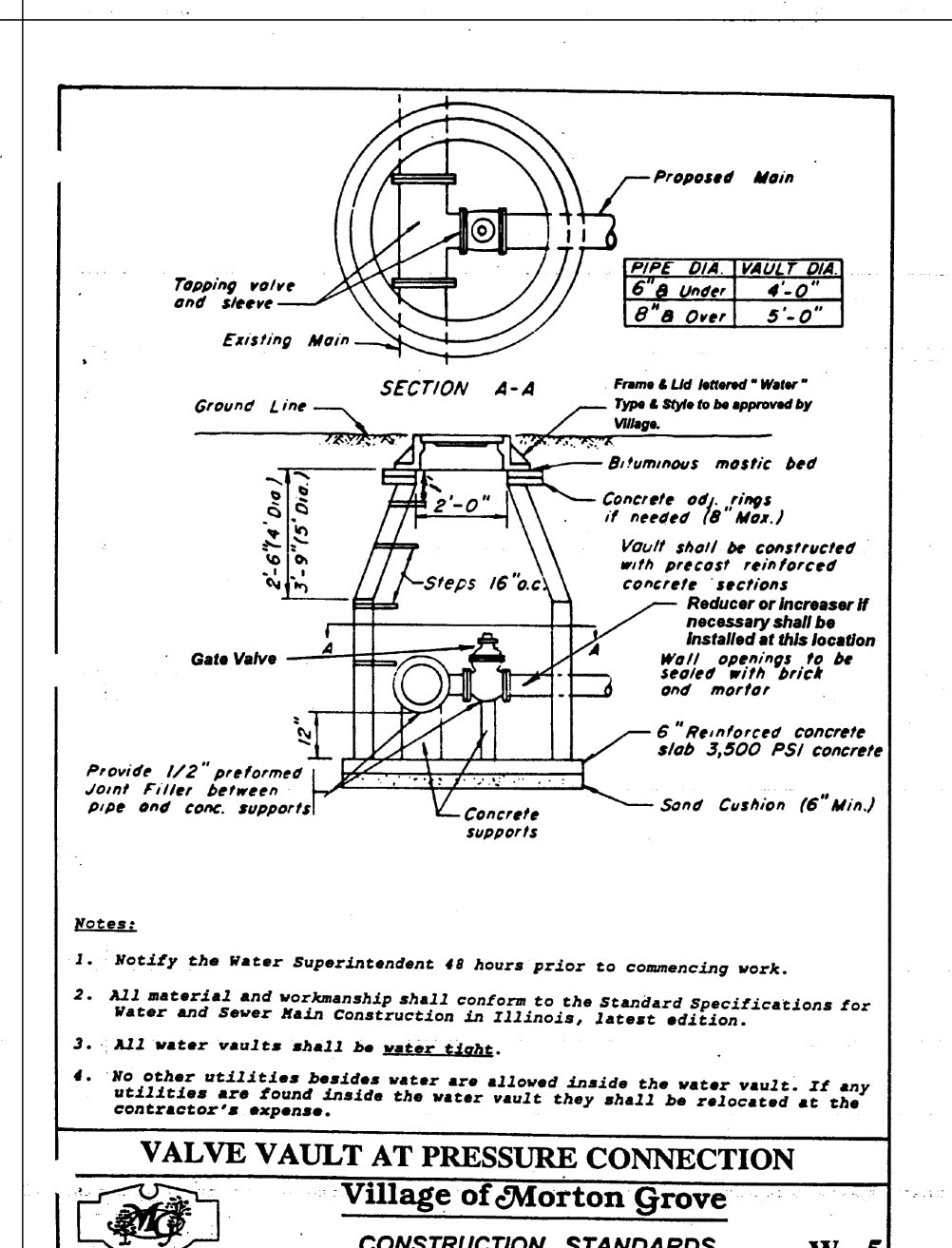
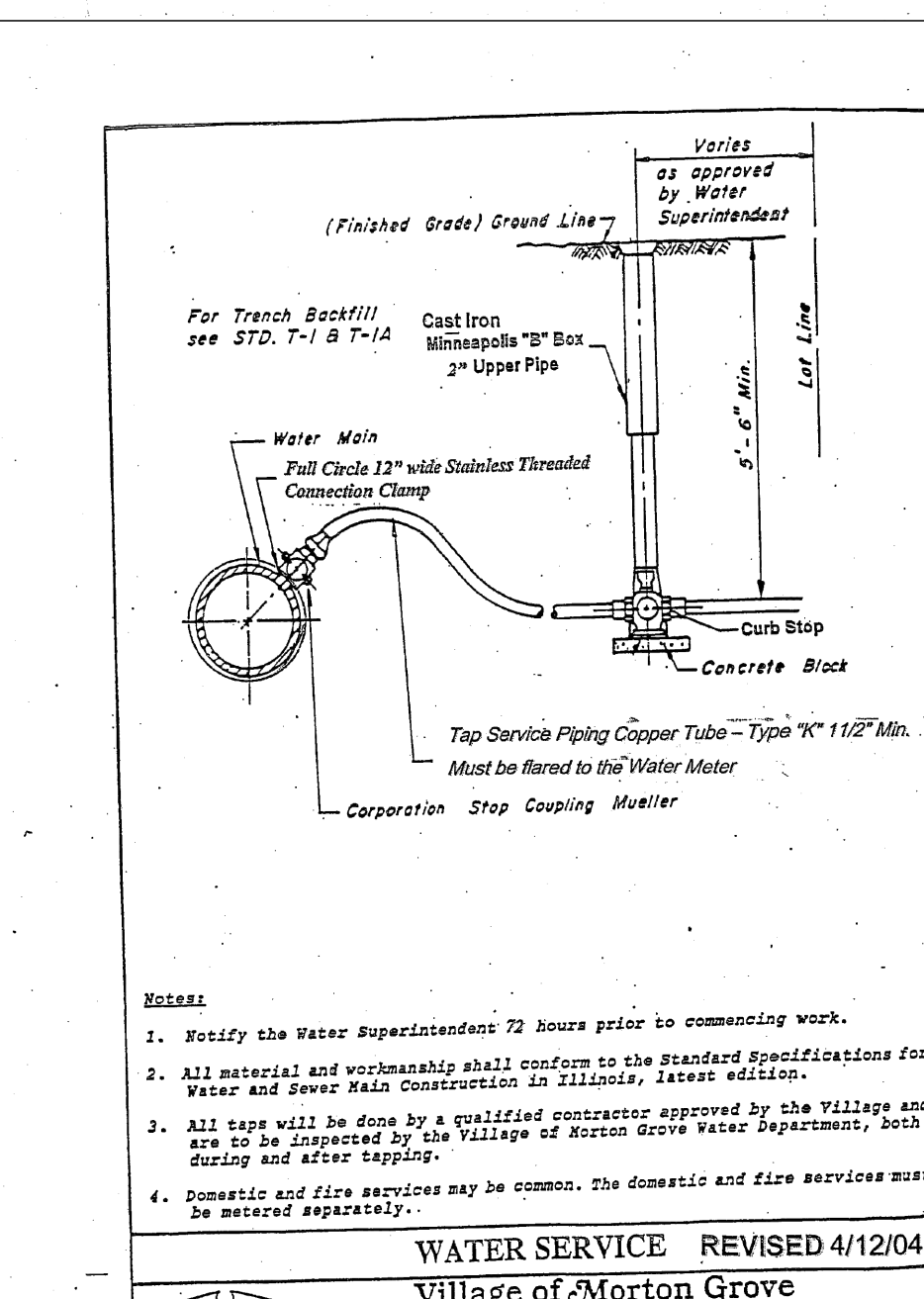
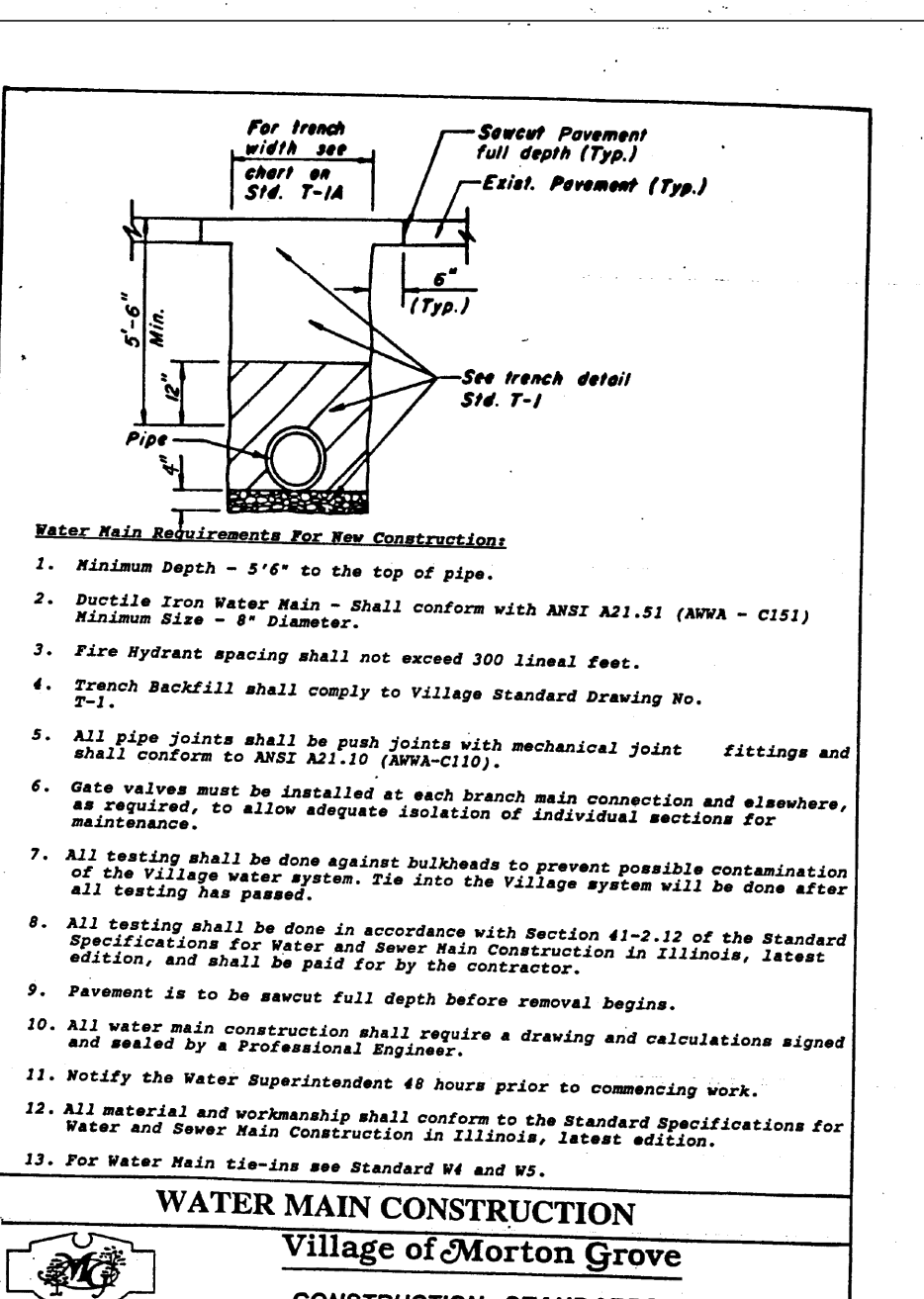
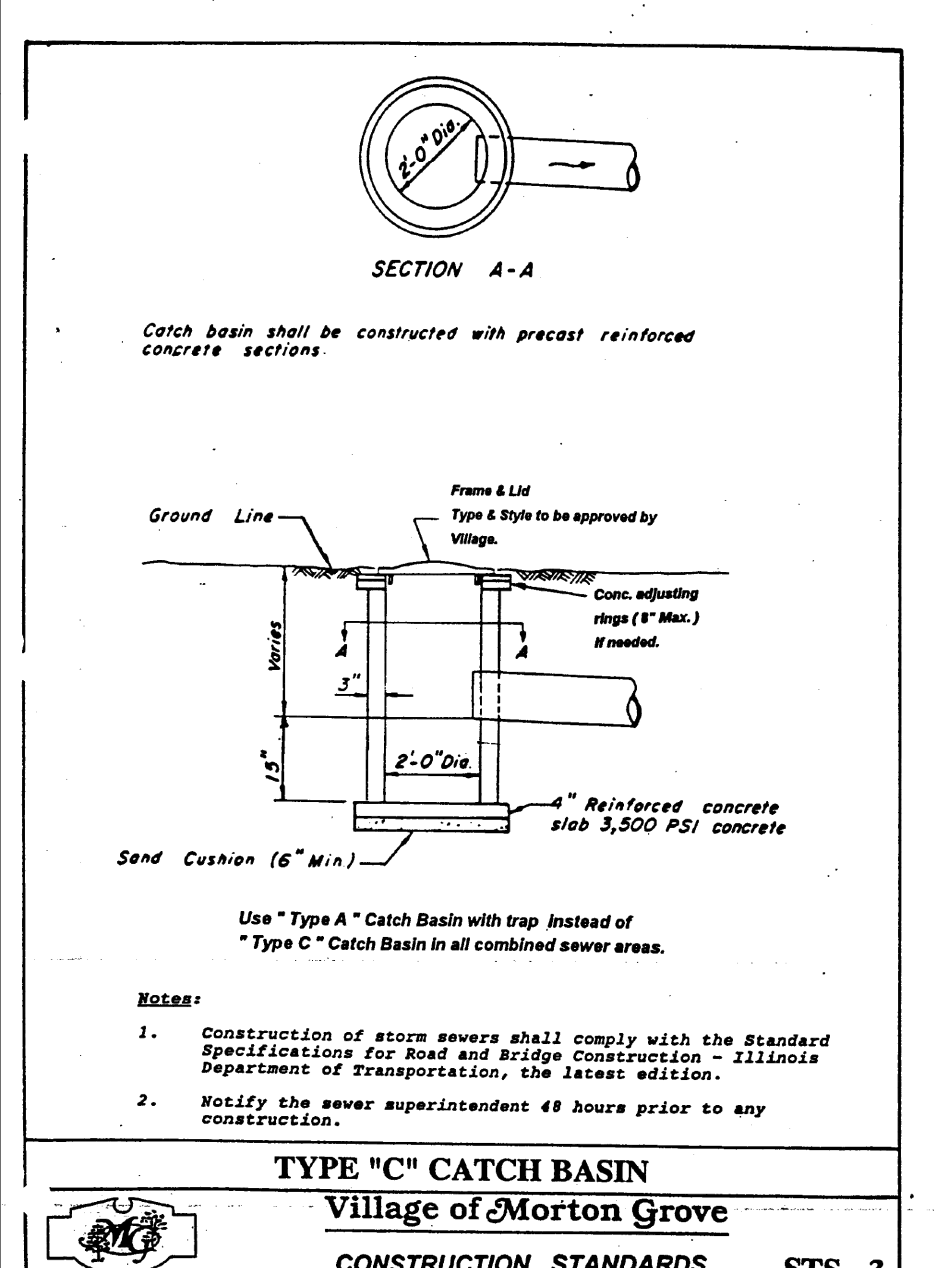
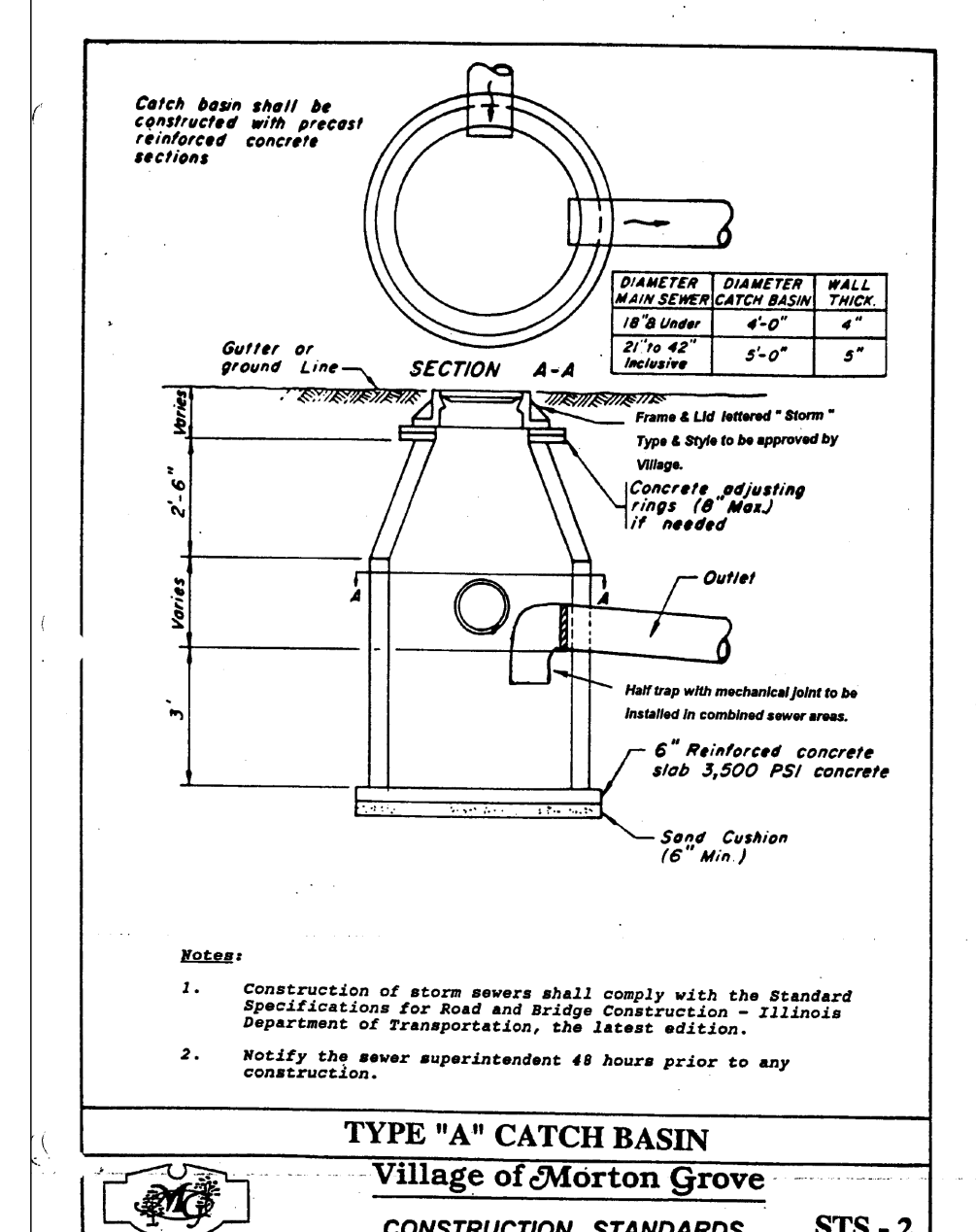
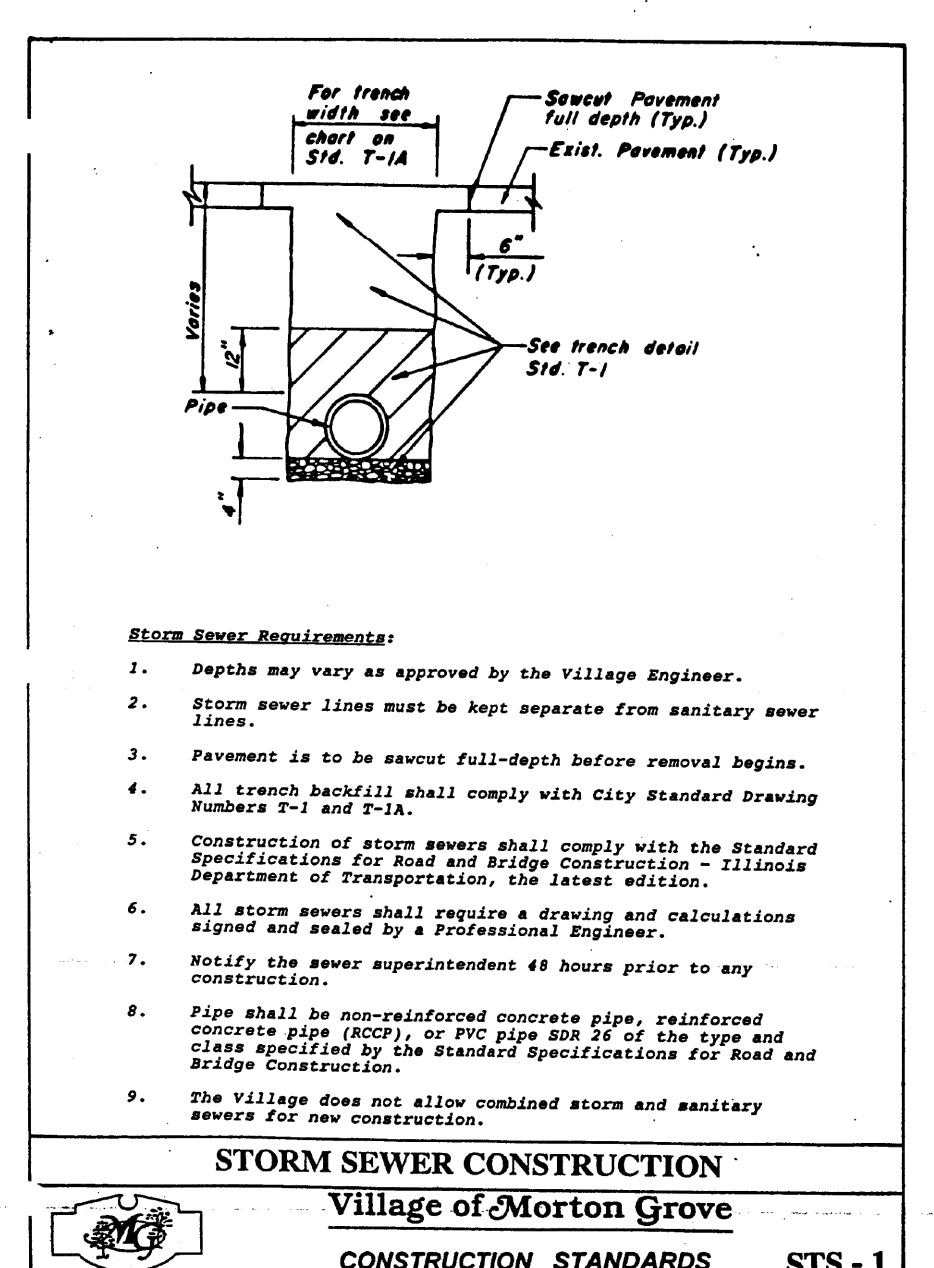
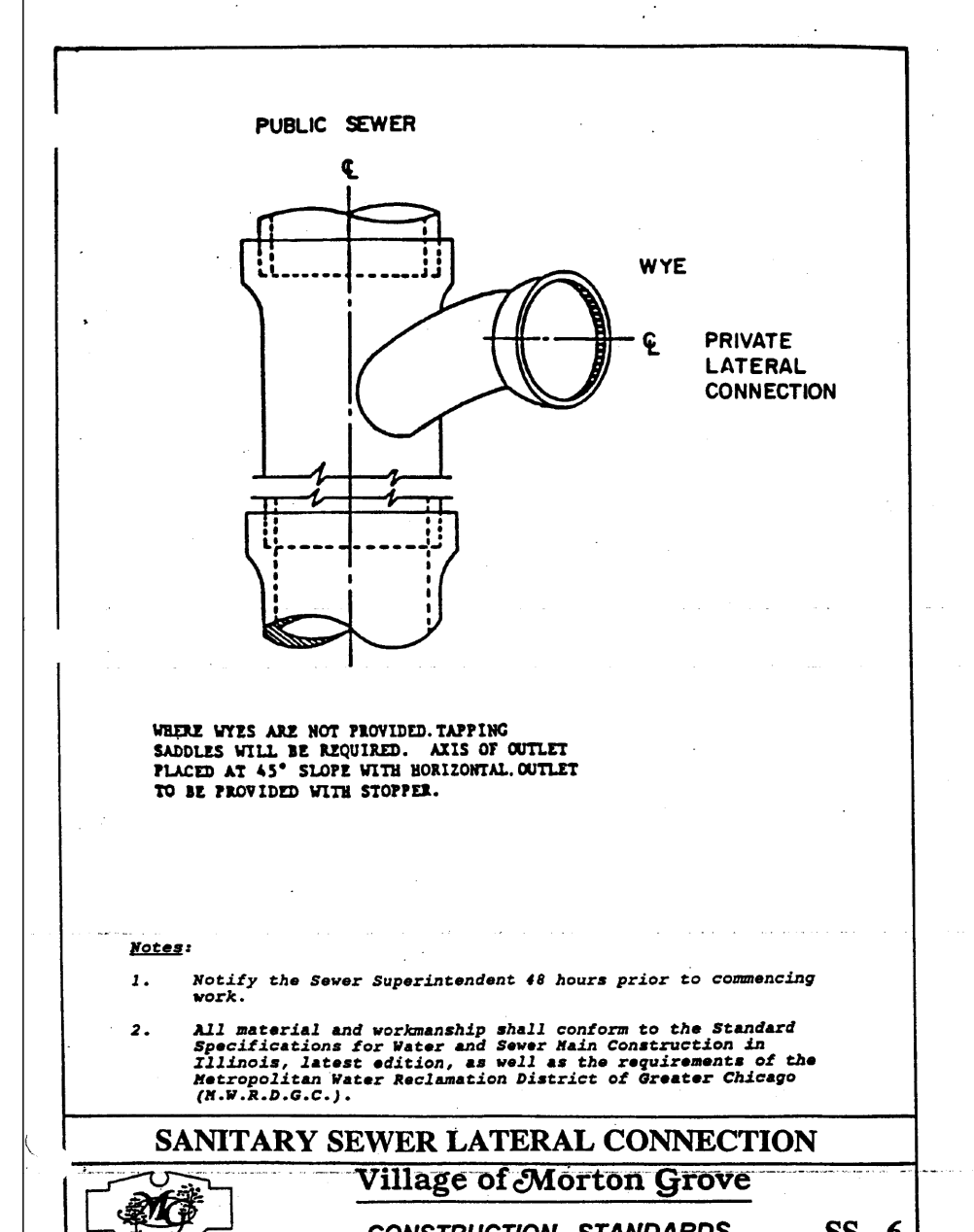
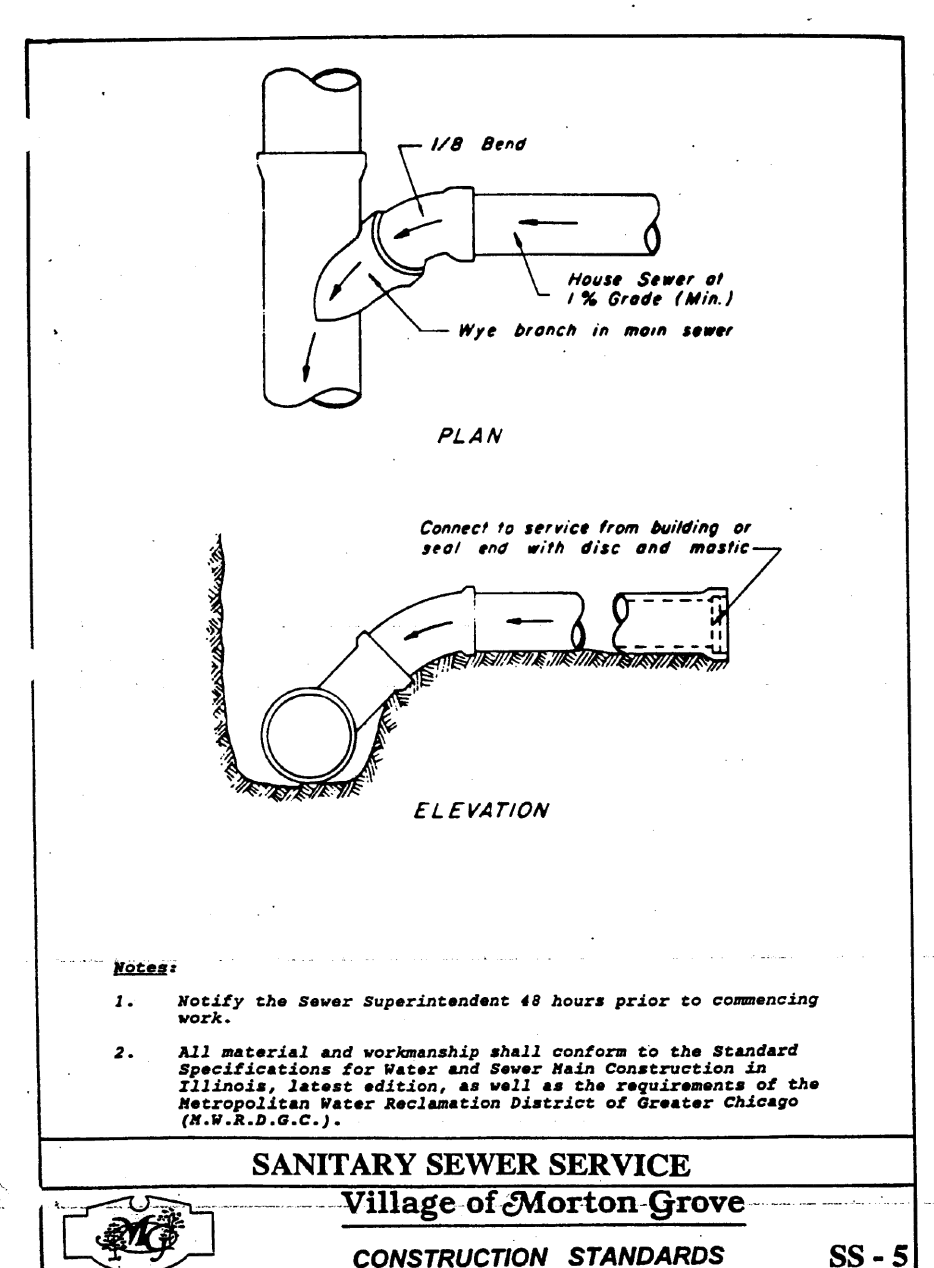
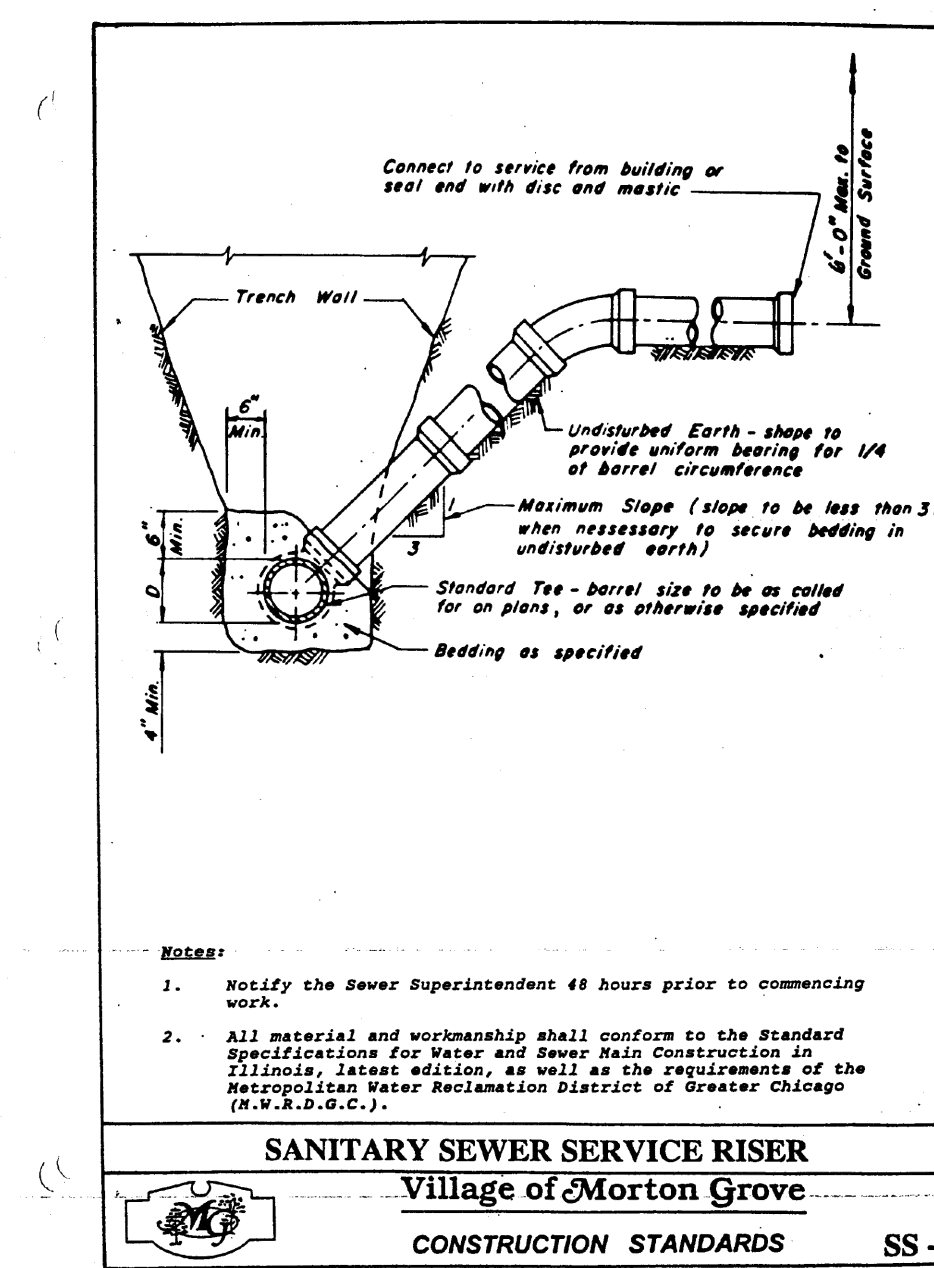
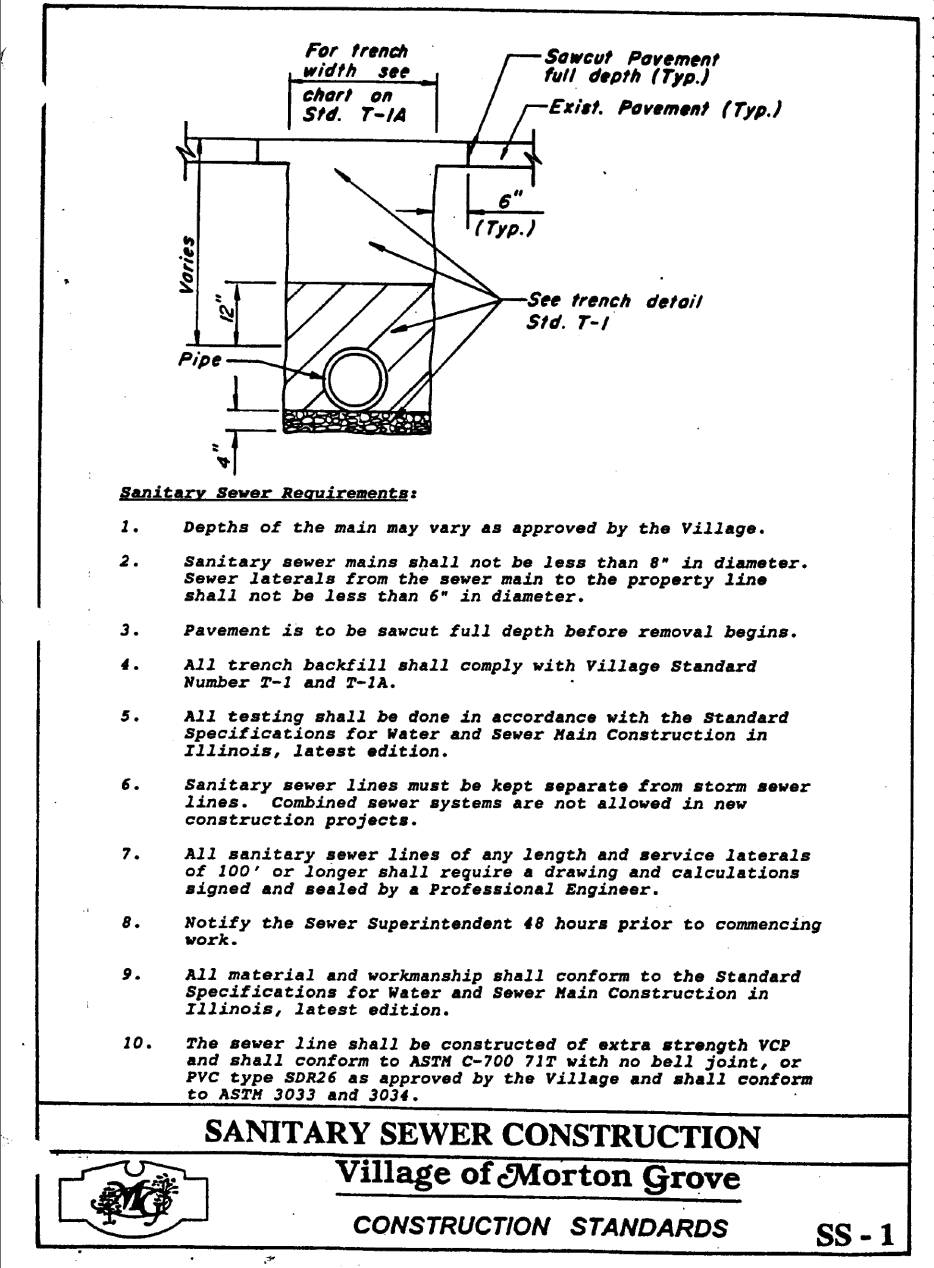
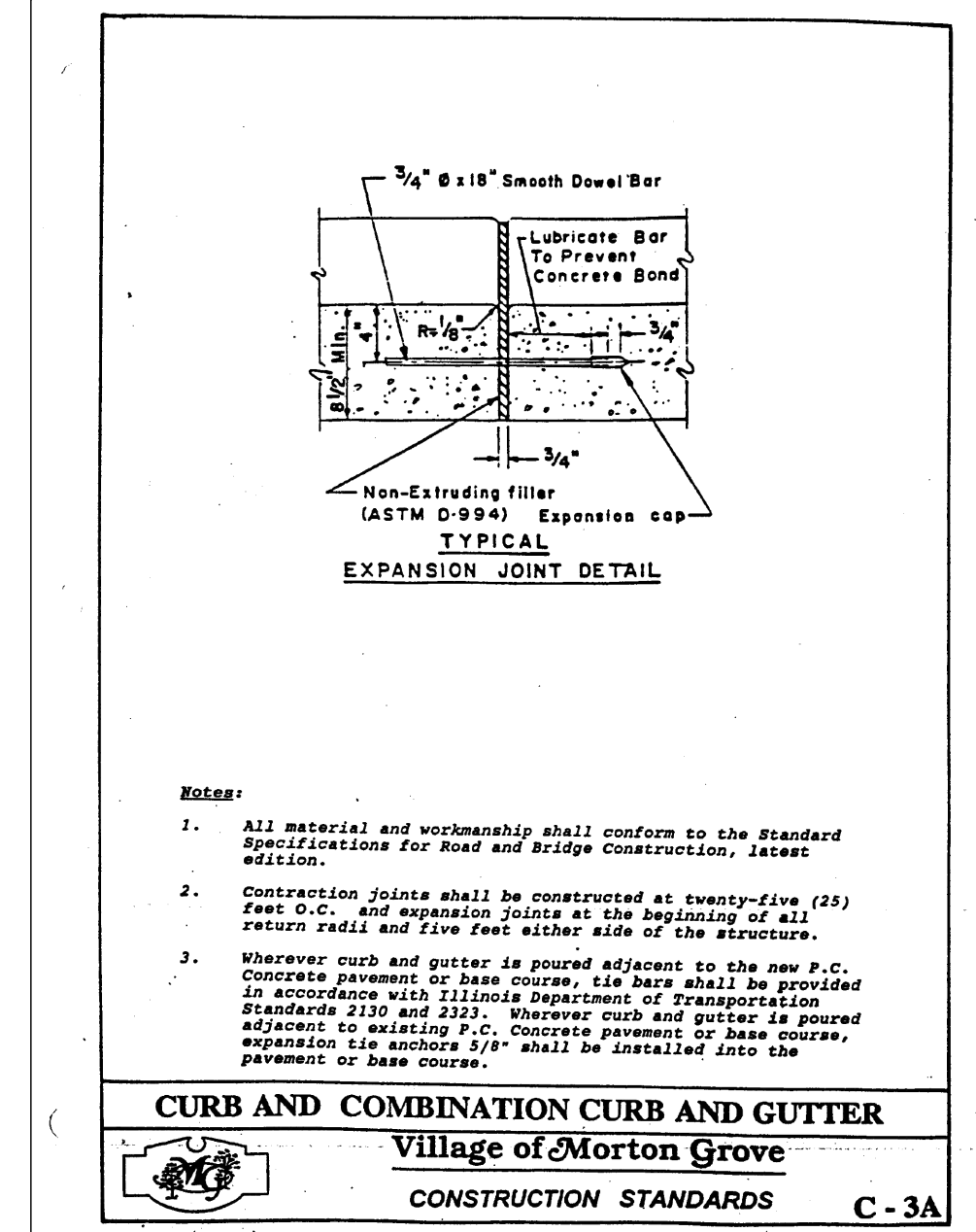
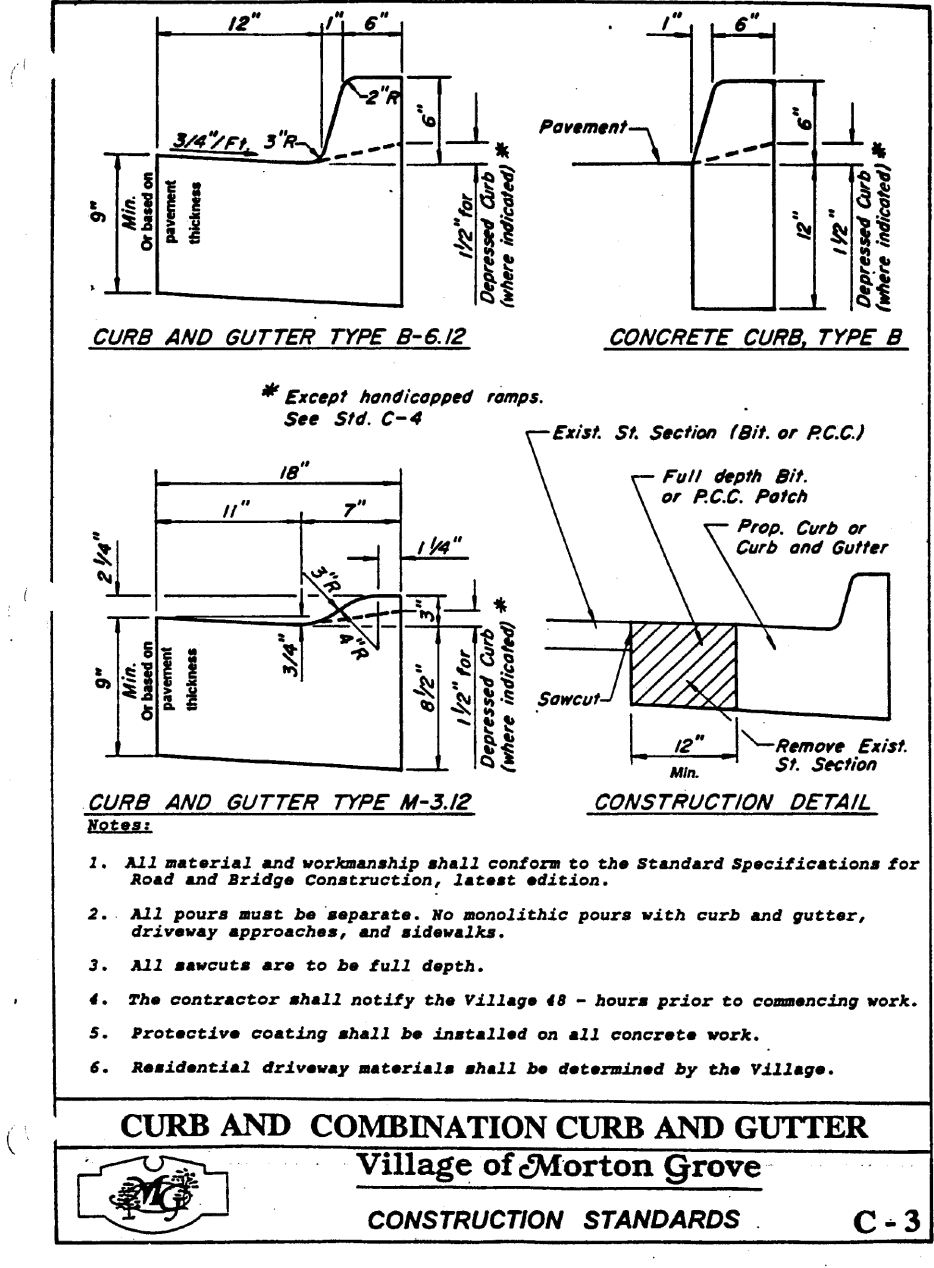
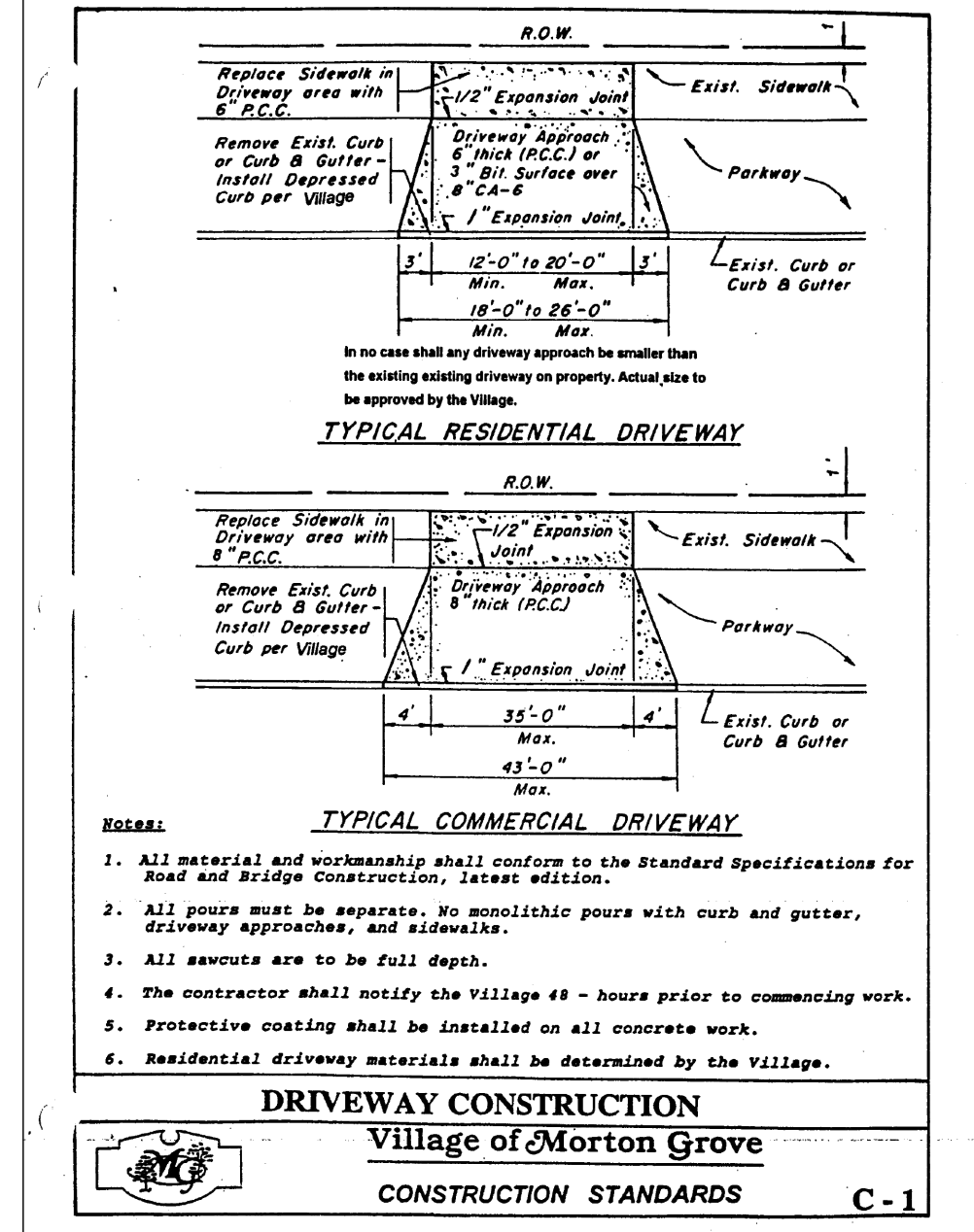
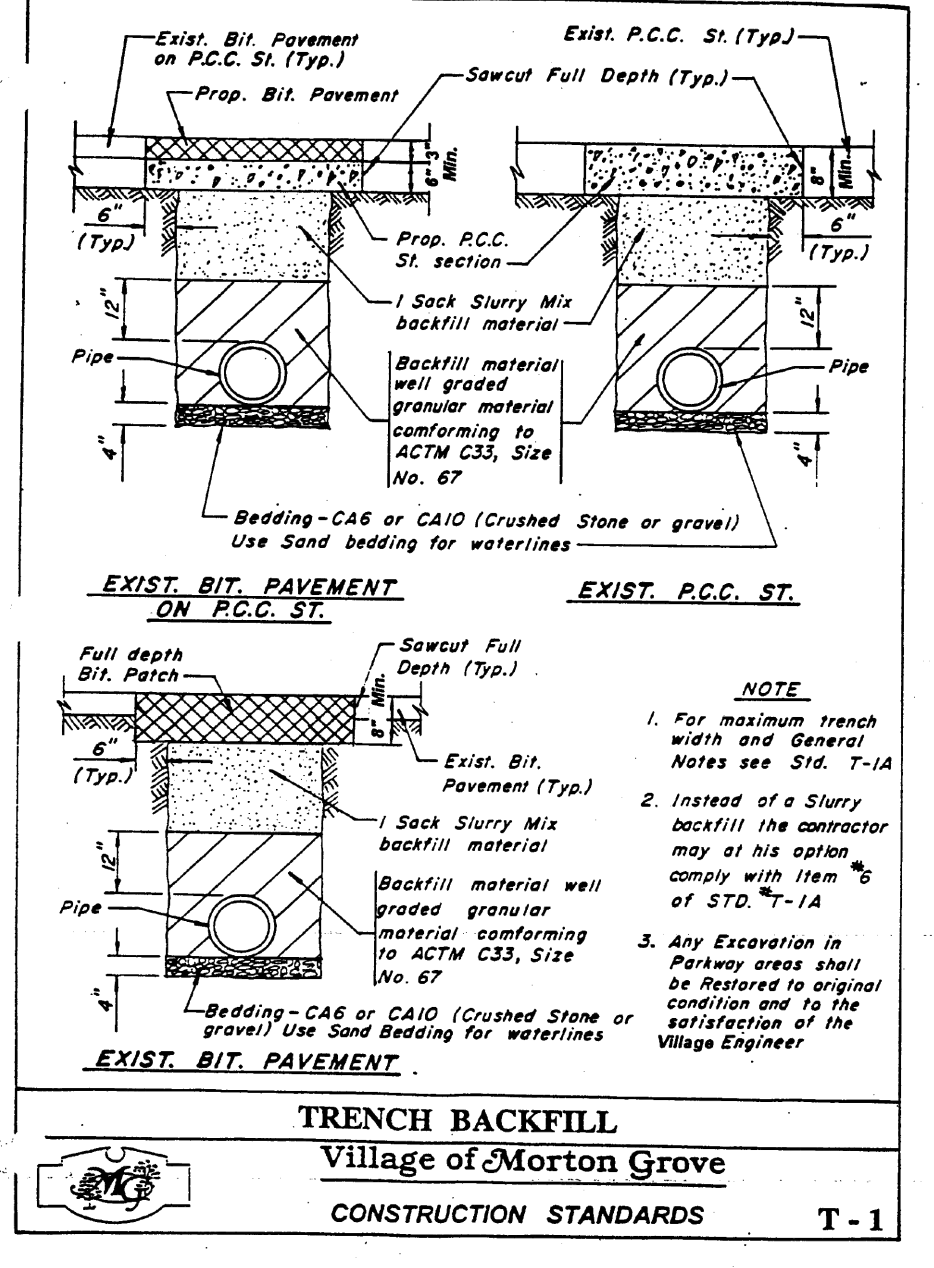




**TRENCH BACKFILL**  
Village of Morton Grove  
CONSTRUCTION STANDARDS T-1A

**Notes:**

- Definition of one (1) each Shurry Mix - one (1) each cement to one (1) cubic yard sand to be placed mixed and delivered.
- Contractor is to remove and dispose of all excavated material off-site.
- Contractor shall excavate six (6") inches each side of the trench for removal. All excavations shall be full depth.
- Trenches shall not exceed five (5') feet in depth without proper shoring and permission. OSHA notification will be required.
- Trench is to be excavated to firm, undisturbed soil. If over excavation is required to reach a firm trench bottom, the contractor shall fill the void with old and compact to obtain proper density and grade.
- Instead of shurry backfill, the contractor at the Village's option, utilize trench backfill as specified in the 2008 "Standard Specifications for Road and Bridge Construction - Illinois, latest edition." Compaction tests shall be required in locations approved by the Village and these tests shall be paid for by the contractor. Backfill and compaction will be performed on every other lift. All lifts shall have 95% compaction or better. The contractor shall also furnish the Village with a copy of the final compaction report.
- All bituminous and portland cement concrete pavement shall meet the requirements of and be constructed in accordance with the Standard Specifications for Road and Bridge Construction, latest edition.
- Minimum thickness of pavement based on type of street.



**BCI BONO CONSULTING, INC.**  
CIVIL ENGINEERS

1018 BUSSE HIGHWAY PH: (847) 823-3300  
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bbono@bonoconsulting.com

**REGISTERED PROFESSIONAL ENGINEER**  
ILLINOIS  
EXP. 11-30-17

**STANDARD DETAILS**  
MEDINA GARDENS PLANNED DEVELOPMENT  
6021-6037 LINCOLN, MORTON GROVE, COOK COUNTY, IL

PROJECT NUMBER: 17239  
START DATE: JUN. 10, 2017  
GRAPHIC SCALE: 0  
SCALE: NTS  
SHEET NUMBER: 19 OF -





**EXISTING DEP STORAGE NORTH BASIN**

CONTOUR	HEIGHT BETWEEN CONTOURS(FT.)	AREA OF CONTOUR (SQ.FT)	VOLUME (CU.FT)
626.41		8092	
626.2	0.21	3214	1187.09
626	0.2	1933	514.71
625.8	0.39	189	376.93
625.61	0.19	0	17.95
<b>TOTAL DETENTION</b>			<b>2096.69</b>

**EXISTING DEP STORAGE SOUTH BASIN**

CONTOUR	HEIGHT BETWEEN CONTOURS(FT.)	AREA OF CONTOUR (SQ.FT)	VOLUME (CU.FT)
626.41		10864	
626.2	0.21	4732	1637.59
626	0.2	1555	628.68
625.8	0.39	397	303.26
625.61	0.19	0	37.72
<b>TOTAL DETENTION</b>			<b>2607.24</b>
<b>TOTAL EXISTING DETENTION</b>			<b>4703.92</b>

**STORM WATER MANAGEMENT SUMMARY:**

EXISTING DEPRESSIONS STORAGE AREA UP TO ELEV. 626.41 -	4,703 CU FT
REQUIRED DETENTION PER VILLAGE OF MORTON GROVE -	18,000 CU FT
VOLUME CONTROL PER MWRD -	3,448 CU FT
<b>TOTAL STORAGE REQUIRED -</b>	<b>26,151 CU FT</b>

DATE	REVISIONS
05-20-08	

PROJECT STAFF	ISSUE
PROJECT MANAGER	1
ENGINEER	
TECHNICIAN	

**BCI**  
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 bbono@bonoconsulting.com

**DEPRESSIONAL STORAGE AREA EXHIBIT**  
 MEDINA GARDENS PLANNED DEVELOPMENT  
 6021-6037 LINCOLN, MORTON GROVE, COOK COUNTY, IL

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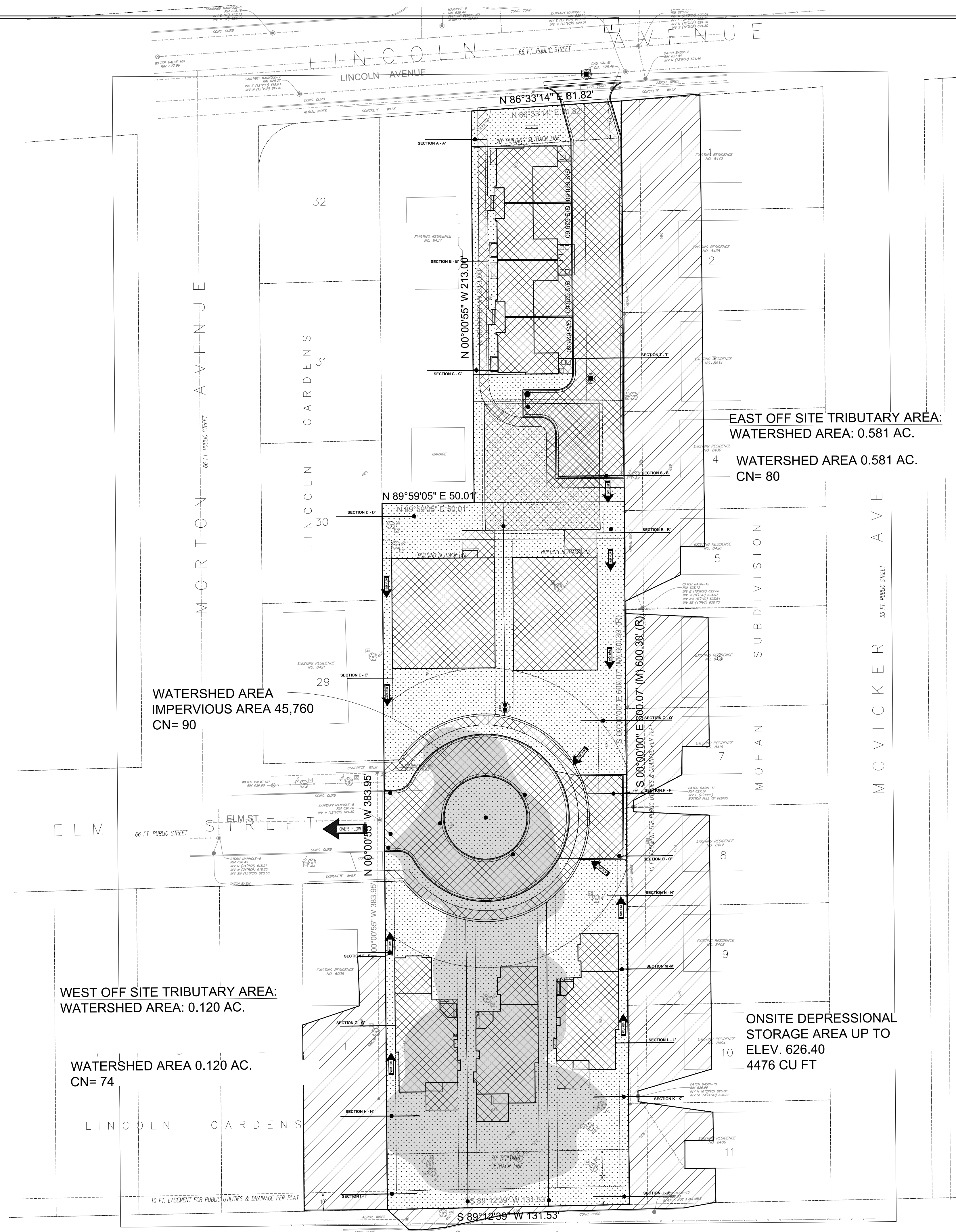
PROJECT NUMBER: 17239  
 START DATE: JUN. 10, 2017  
 GRAPHIC SCALE: 40 0 40  
 SCALE: 1"=40'-0"  
 SHEET NUMBER: 21 OF -

OFFSITE TRIBUTARY AREA  
 IMPERVIOUS AREA  
 PERVIOUS AREA  
 EXISTING DEPRESSIONAL STORAGE AREA

EXISTING DEP STORAGE NORTH BASIN			
CONTOUR	HEIGHT BETWEEN CONTOURS (FT.)	AREA OF CONTOUR (SQ. FT)	VOLUME (CU. FT)
626.41	0.21	8092	1187.09
626.2	0.2	3214	514.71
626	0.39	1933	376.93
625.8	0.19	189	17.95
625.61	0	0	0
TOTAL DETENTION			2096.69

EXISTING DEP STORAGE SOUTH BASIN			
CONTOUR	HEIGHT BETWEEN CONTOURS (FT.)	AREA OF CONTOUR (SQ. FT)	VOLUME (CU. FT)
626.41	0.21	10864	1637.59
626.2	0.2	4732	628.68
626	0.39	1555	303.26
625.8	0.19	397	37.72
625.61	0	0	0
TOTAL DETENTION			2607.24
TOTAL EXISTING DETENTION			4703.92



DATE	REVISIONS
01-27-2015	

PROJECT STAFF	ISSUE
PROJECT MANAGER: [Name]	ISSUE FOR PERMIT
ENGINEER: [Name]	1
TECHNICIAN: [Name]	

**BCI**  
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 bbono@bonoconsulting.com

**DRAINAGE AREA EXHIBIT**  
 MEDINA GARDENS PLANNED DEVELOPMENT  
 6021-6037 LINCOLN, MORTON GROVE, COOK COUNTY, IL

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PROJECT NUMBER: 17239  
 START DATE: JUN. 10, 2017  
 GRAPHIC SCALE: 30 0 30  
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 SHEET NUMBER: 22 OF -

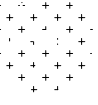

MATCH LINE SEE L.1

\* ALL 5 PRIVATE DRIVEWAY SHAPES ARE ONLY HYPOTHETICAL AND WILL BE A SUBJECT OF FUTURE HOMEOWNERS DRIVEWAY CONFIGURATION DECISIONS

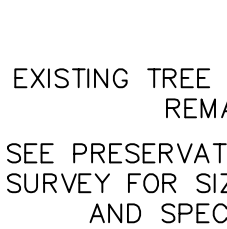
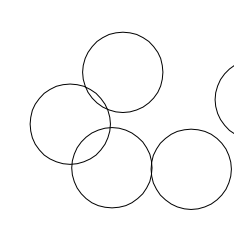
ELM STREET

LEGEND

GROUND COVER

 HARDWOOD MULCH USE AGED MULCH ONLY  
 SNOW STORAGE AREA USE AGED MULCH ONLY, APPLY 2 TO 3 INCH LAYER EXTENDING 12 INCHES PAST ALL SHRUB FOLIAGE. SHRUB TRUNK SHOULD NOT BE COVERED

	COMMON NAME	BOTANIC NAME	HEIGHT	WIDTH	QUANTITY
F1	SEASONAL PLANTS				
<b>SHRUBS</b>					
S1	AMERICAN BOXWOOD	BUXUS SEMPERVIRENS	18 INCH	18 INCH	30
S2	ANNABELLE HYDRANGEA	HYDRANGEA ARBOTESCENS GRANDIFLORA ANNABELLE	18 INCH	18 INCH	6
S3	BURNING BUSH	EUONYMUS ALATUS	3 FT	2 FT	11
S4	RED DOGWOOD	CORMUS BEILEYI	4 FT	3 FT	18
S5	ORNAMENTAL PERENNIAL GRASS (SWITCH, ZEBRA, PAMPASS, FOUNTAIN )		2-3 FT	3-4 FT	78
<b>EVERGREEN TREES AND SHRUBS</b>					
E1	WHITE FIR	ABIES CONCOLOR	6 FT		5
E2	ARBORVITAE THUJA	ARBORVITAE THUJA	5 FT	2 FT, 4 FT SPACING O.C.	18
E3	ANDORRA JUNIPER	JUNIPER HORIZONTALIS	12 INCH	2 FT, 3 FT SPACING O.C.	33
<b>TREES</b>					
T1	SUGAR MAPLE	ACER SACCHARUM	6 FT (2" DIA.)		2
T2	RED OAK	QUERCUS RUBRA	6 FT (2½" DIA.)		1

 EXISTING TREE TO REMAIN SEE PRESERVATION SURVEY FOR SIZES AND SPECIES  
 FUTURE LANDSCAPING TO BE DETERMINED ONCE THE LOT IS PURCHASED

 HARDWOOD MULCH AREA

 SNOW STORAGE AREA

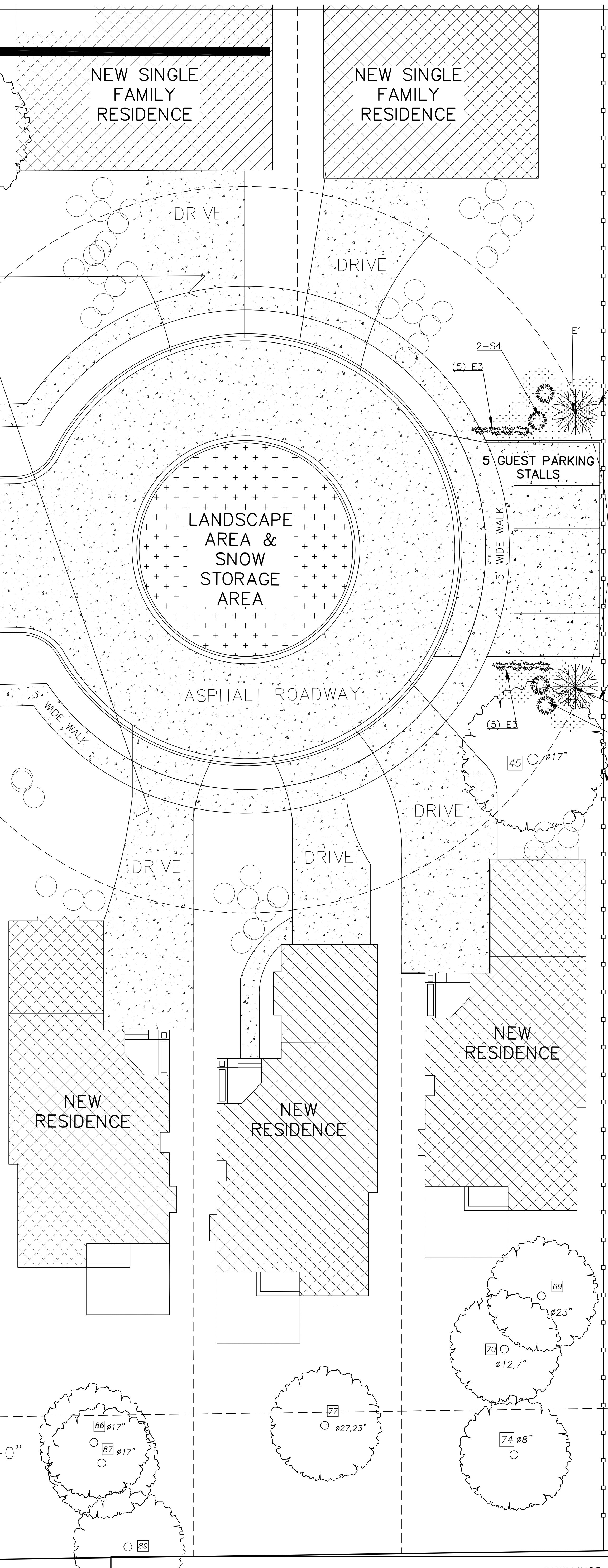
SCALE : 3/32" = 1'-0"

BEATA M. - KOOLUBA  
 BEATA KOOLUBA, ARCHITECT  
 100 HOSPITAL AVE. SUITE 205  
 BOSTON, MA 02118  
 TEL: 617 552 8255  
 beata@beataarch.com

DATE: 01-07-2023  
 TITLE: LANDSCAPE PLAN - SOUTH LOTS  
 SCALE: AS NOTED

MEDINA GARDEN SUBDIVISION

A5



LAYER OF MULCH AROUND SHRUBS AND BUSHES

LAYER OF MULCH AROUND SHRUBS AND BUSHES

NEW 6 FT HIGH VINYL FENCE

\* THIS PLAN ILLUSTRATE THE BULK AND DENSITY OF FIVE SINGLE FAMILY DWELLINGS BUT THE INDIVIDUAL HOMES AND LANDSCAPE DESIGNS WILL BE FINALIZED BY THE FUTURE BUYERS AND WILL BE SUBJECT TO APPEARANCE COMMISSION REVIEWS

MEDINA GARDENS SUBDIVISION  
 LANDSCAPE PLAN

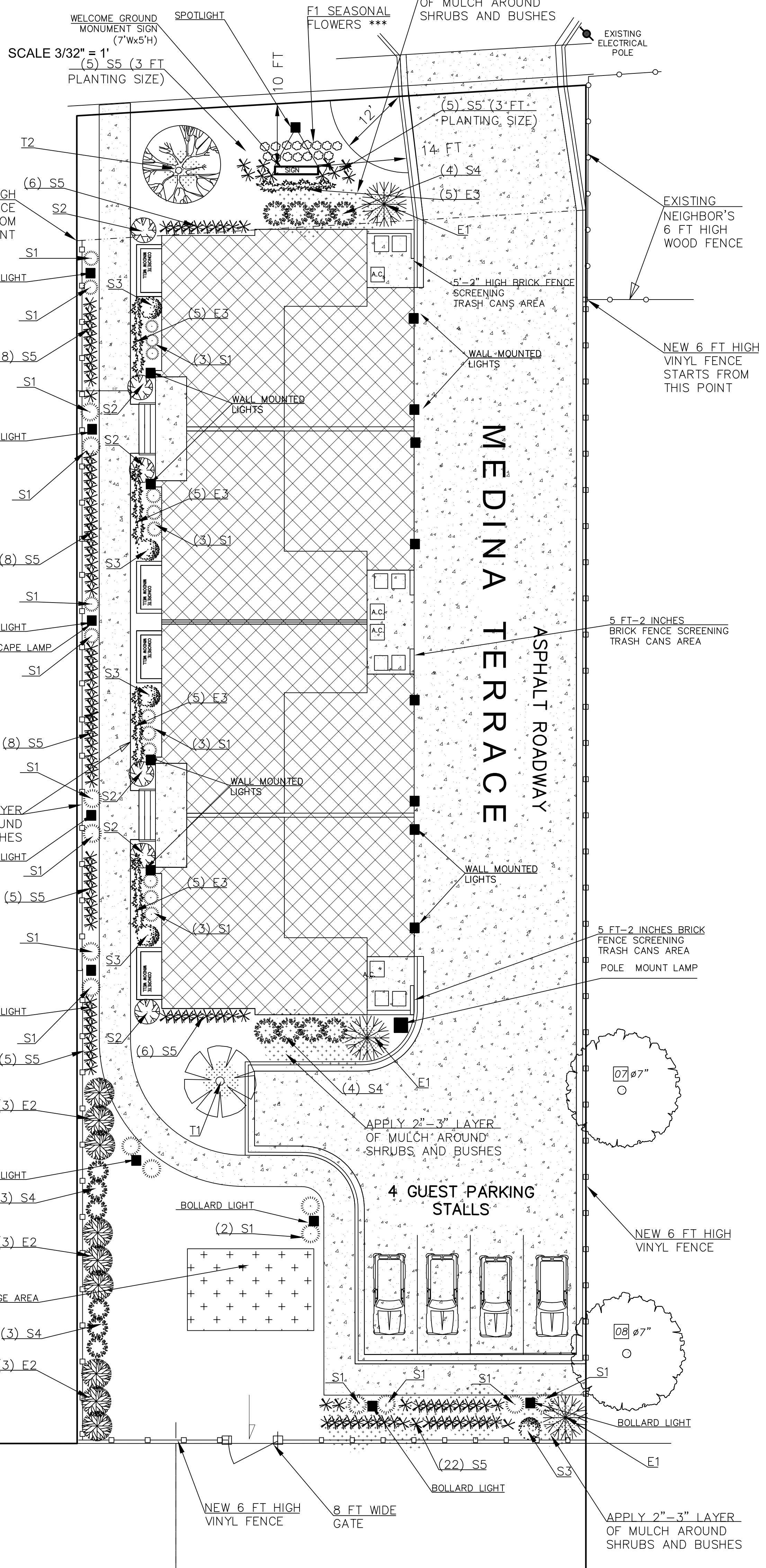
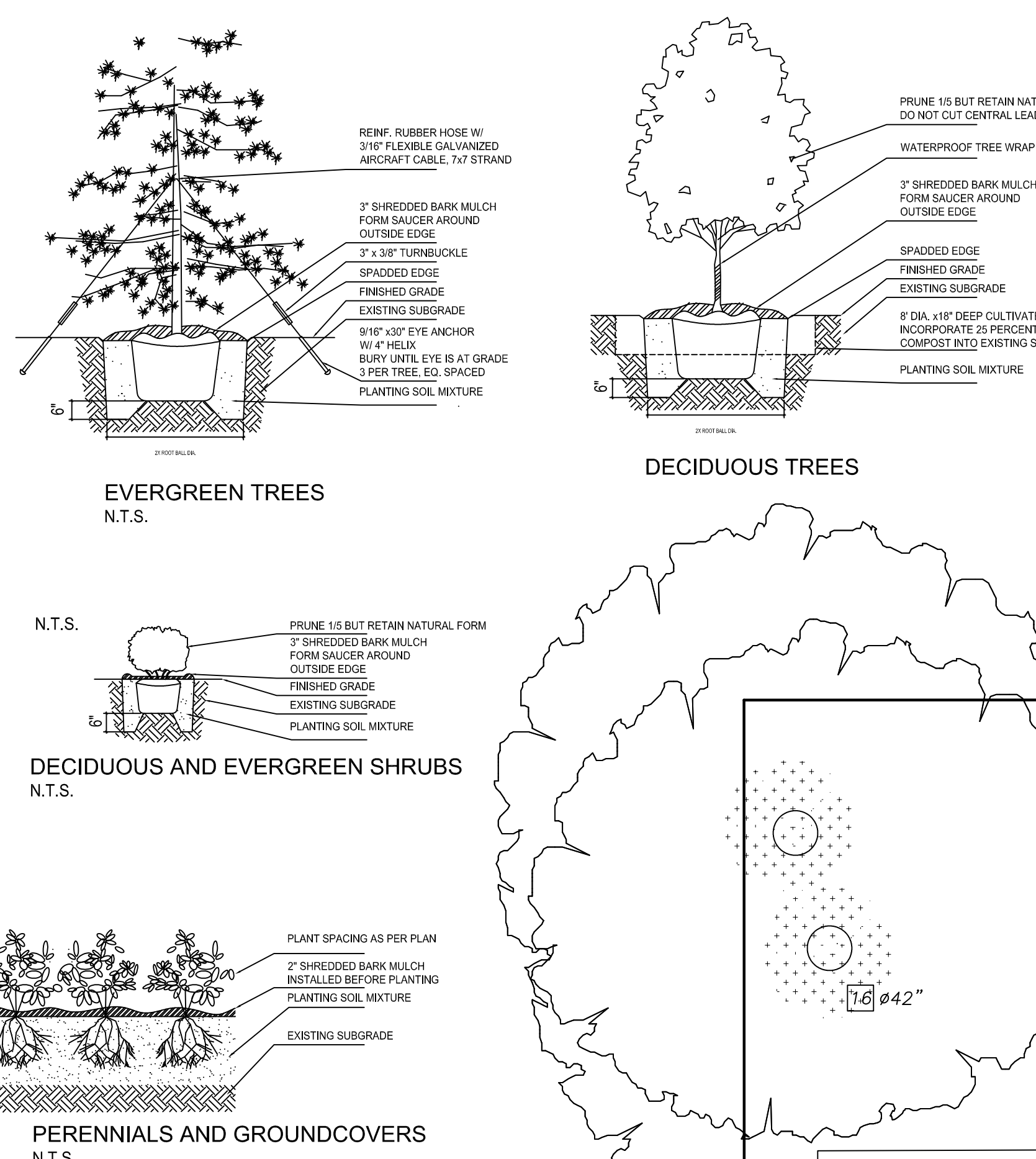
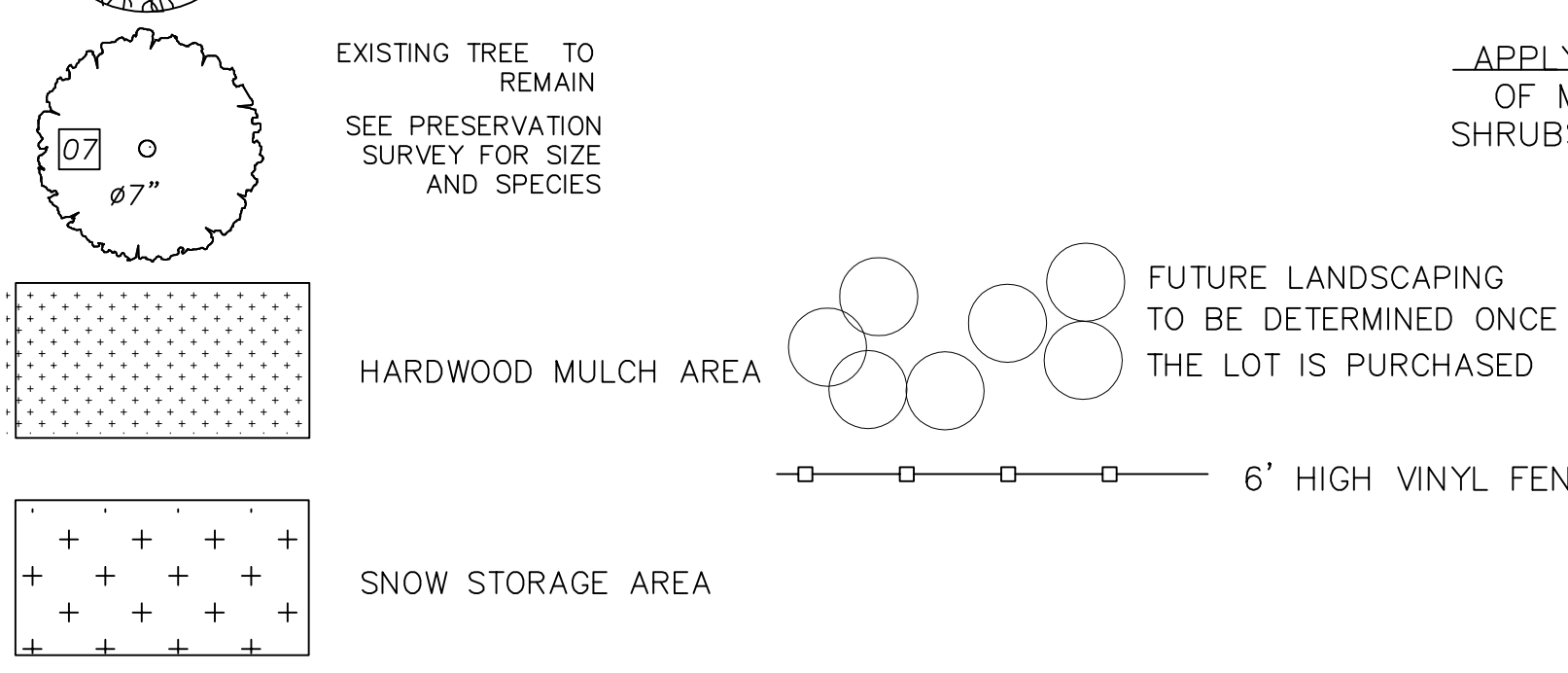
LINCOLN AVENUE

LEGEND

GROUND COVER

HARDWOOD MULCH USE AGED MULCH ONLY  
 USE AGED MULCH ONLY. APPLY 2 TO 3 INCH LAYER  
 EXTENDING 12 INCHES PAST ALL SHRUB FOLIAGE.  
 SHRUB TRUNK SHOULD NOT BE COVERED

COMMON NAME	BOTANIC NAME	HEIGHT	WIDTH	QUANTITY	
F1	SEASONAL PLANTS IN FRONT OF SIGN MONUMENT	*** SEASONAL PLANTS MUST EXTEND AT LEAST 2 FEET FROM MONUMENT BASE			
<b>SHRUBS</b>					
S1	AMERICAN BOXWOOD	BUXUS SEMPERVIRENS	18 INCH	18 INCH	30
S2	ANNABELLE HYDRANGEA	HYDRANGEA ARBOTESCENS GRANDIFLORA ANNABELLE	18 INCH	18 INCH	6
S3	BURNING BUSH	EUONYMUS ALATUS	3 FT	2 FT	5
S4	RED DOGWOOD	CORMUS BEILEYI	4 FT	3 FT	18
S5	ORNAMENTAL PERENNIAL GRASS (SWITCH, ZEBRA, PAMPASS FOUNTAIN )		2-3 FT	3-4 FT	78
<b>EVERGREEN TREES AND SHRUBS</b>					
E1	WHITE FIR	ABIES CONCOLOR	6 FT		5
E2	ARBORVITAE THUJA	ARBORVITAE THUJA	5 FT	2 FT, 4 FT SPACING O.C.	9
E3	ANDORRA JUNIPER	JUNIPER HORIZONTALIS	12 INCH	2 FT, 3 FT SPACING O.C.	35
<b>TREES</b>					
T1	SUGAR MAPLE	ACER SACCHARUM	8-10 FT (2" DIA.)		1
T2	RED OAK	QUERCUS RUBRA	8-10 FT (2 1/2" DIA.)		1



MATCH LINE SEE A-5

NEW SINGLE FAMILY RESIDENCE

NEW SINGLE FAMILY RESIDENCE

MEDINA GARDENS SUBDIVISION LANDSCAPE PLAN

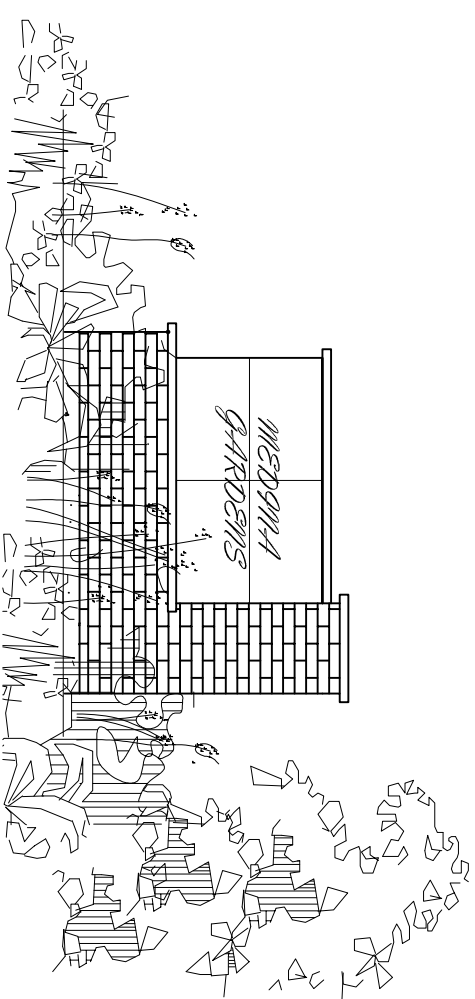
DATE: 01-07-2021  
 TITLE: MEDINA GARDENS SUBDIVISION LANDSCAPE PLAN - NORTH LOT  
 SCALE: AS NOTED

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 100 HAWTHORNE ST. SUITE 205  
 TEL: 847 877 8228  
 beata@beatacorp.com

A4

# MEDINA GARDENS DEVELOPMENT



## DRAWINGS INDEX:

SP.1 - PROPOSED LAND USE

SP.2 - AERIAL VIEW OF DEVELOPMENT

A.1 - 4 UNIT TOWNHOUSE BASEMENT PLAN

A.2 - 4 UNIT TOWNHOUSE FIRST FLOOR PLAN

A.3 - 4 UNIT TOWNHOUSE SECOND FLOOR PLAN

A.4 - 4 UNIT TOWNHOUSE THIRD FLOOR PLAN

A.5 - 4 UNIT TOWNHOUSE FRONT / WEST ELEVATION

A.6 - 4 UNIT TOWNHOUSE GARAGE / EAST ELEVATION

A.7 - 4 UNIT TOWNHOUSE SOUTH & NORTH ELEVATIONS

A.8 - MONUMENT SIGN AND FENCE

R.1 - MATERIALS COLOR PALETTE

R.2 - TOWNHOUSE SIGN VIEWS

R.3 - LINCOLN AVE. TOWNHOUSE VIEWS

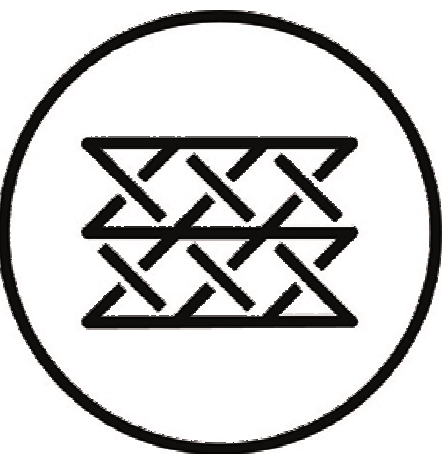
R.4 - TOWNHOUSE FRONT ELEVATION VIEW

R.5 - TOWNHOUSE GARAGE ELEVATION VIEW

R.6 - TOWNHOUSE REAR ELEVATION VIEWS

R.7 - SOUTH LOT PERSPECTIVES

R.8 - SOUTH LOT PERSPECTIVES



**BKArchitect**  
Illinois & Colorado

[bkbuiltesign.com](http://bkbuiltesign.com)

100 HIGGINS AVE., SUITE 205

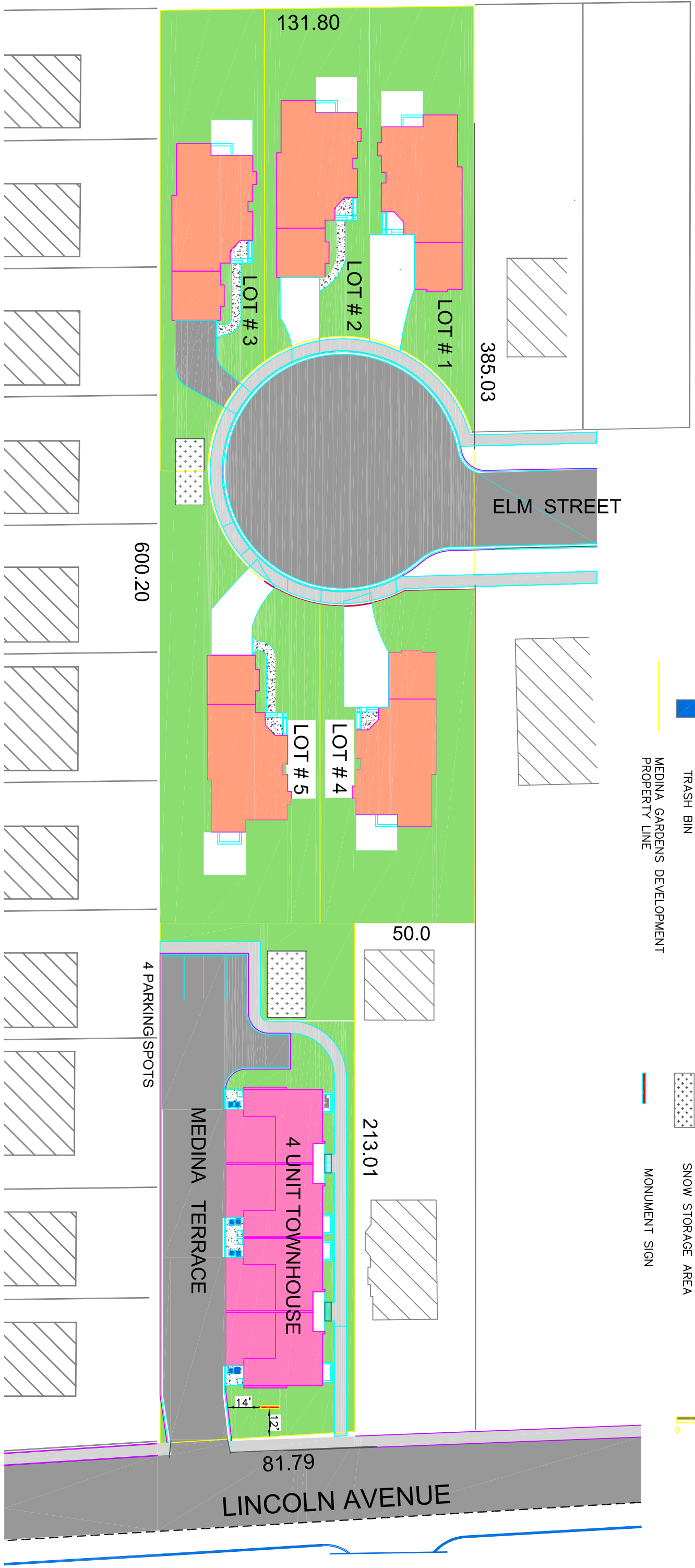
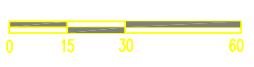
PARK RIDGE IL. 60068

phone: 847 877 6255

[bkbuiltesign@gmail.com](mailto:bkbuiltesign@gmail.com)

# LEGEND

- PROPOSED 4 UNIT TOWNHOUSE
- FUTURE HOUSE BUILDING FOOTPRINT TO BE DETERMINED ONCE LOT IS PURCHASED
- EXISTING NEIGHBORS
- ASPHALT ROAD AND PARKING AREA
- CONCRETE WALK
- OPEN GREEN AREA
- SNOW STORAGE AREA
- TRASH BIN
- MEDINA GARDENS DEVELOPMENT PROPERTY LINE
- MONUMENT SIGN



## PROPOSED LAND USE

MEDINA GARDENS DEVELOPMENT

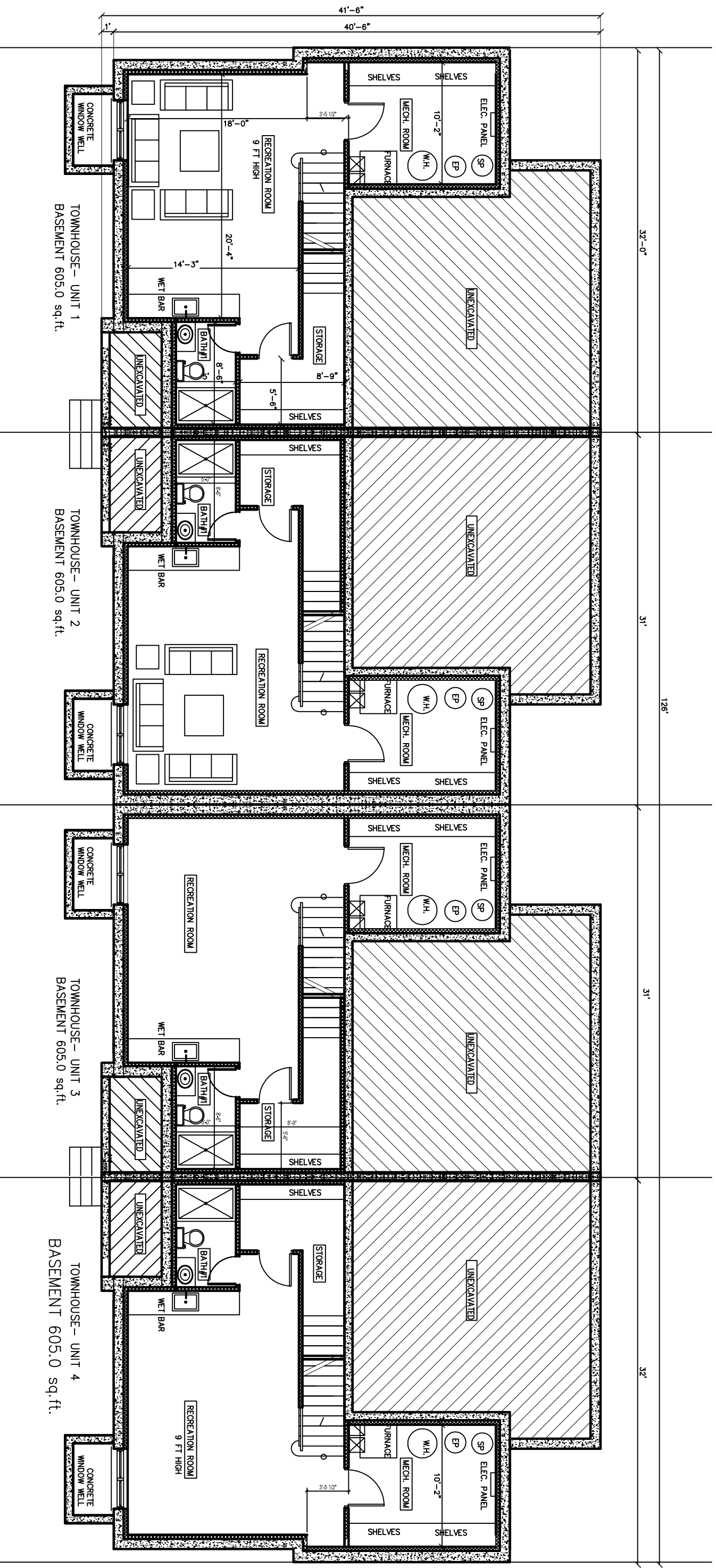
SP.1



AERIAL VIEW

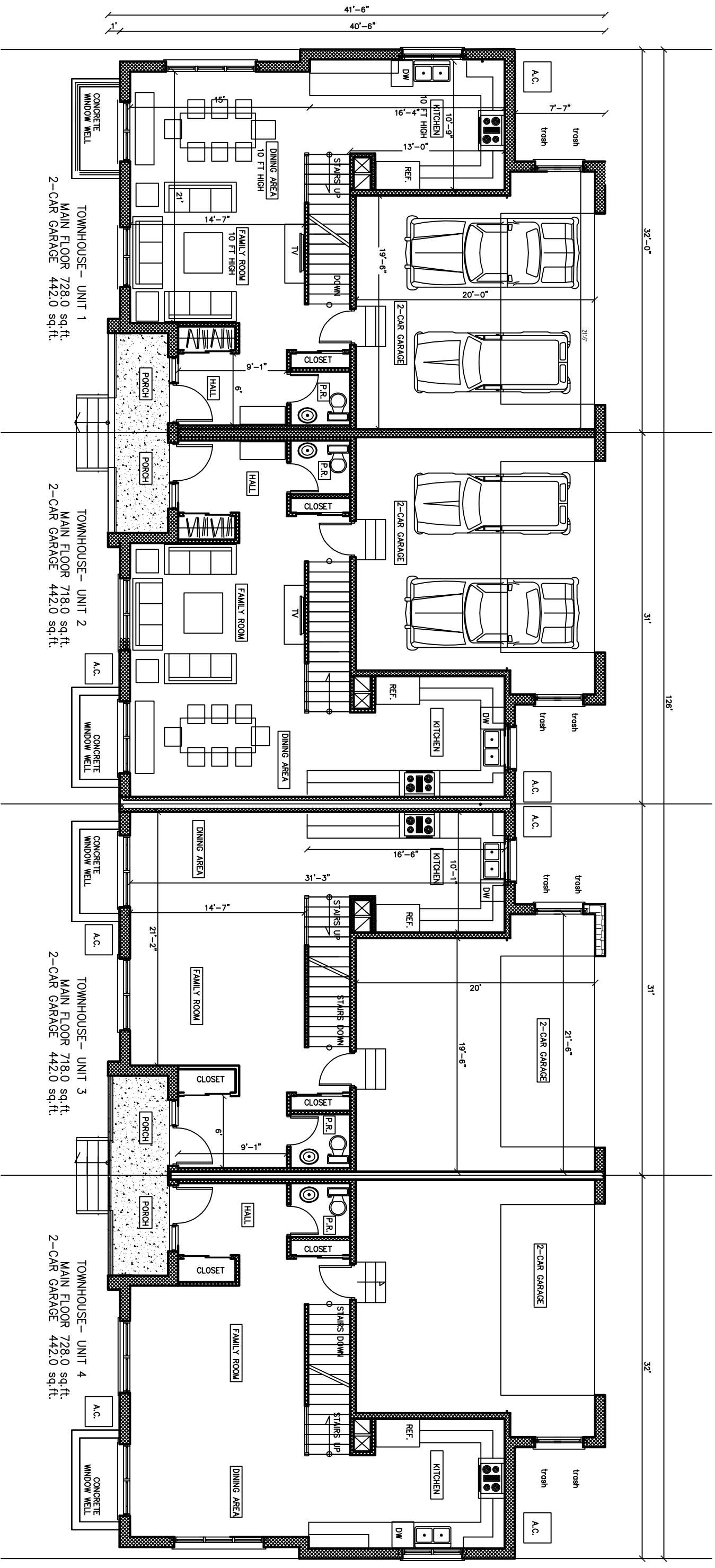
MEDINA GARDENS DEVELOPMENT

SP-2



TOWN HOUSE FLOOR PLAN - BASEMENT FLOOR

A.1

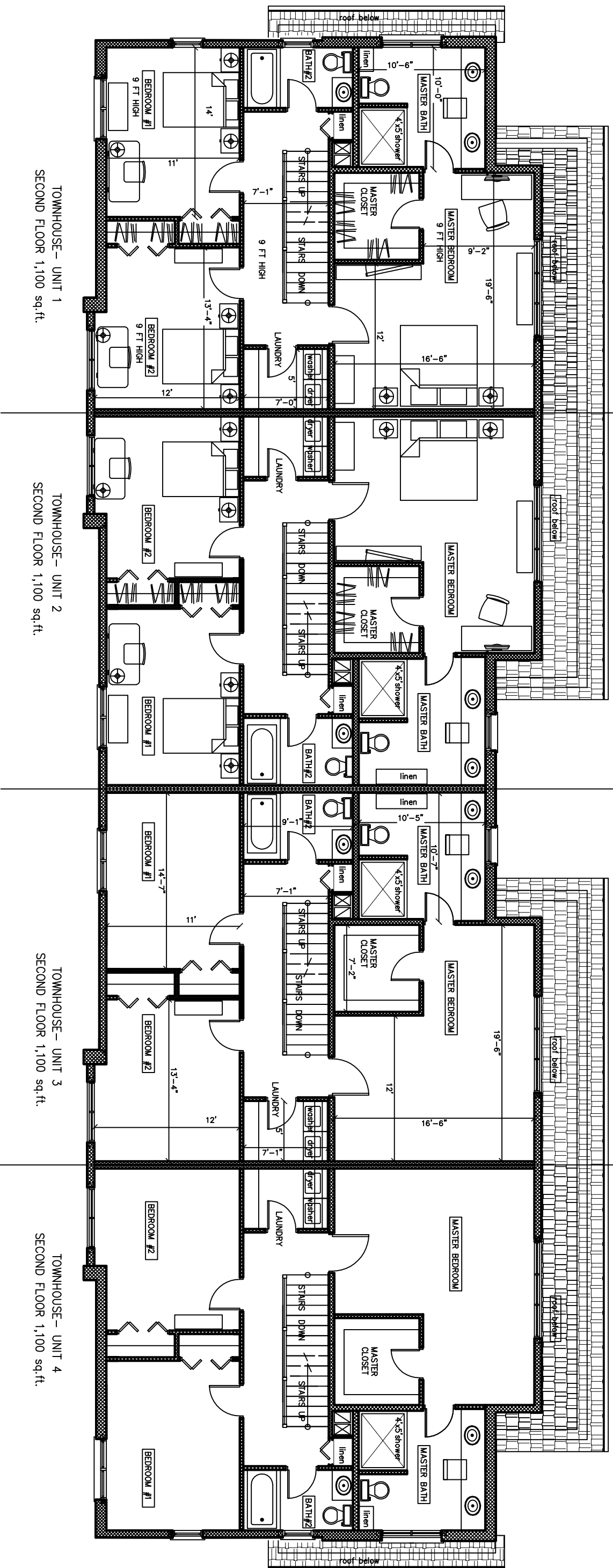


TOTAL FIRST FLOOR - 4,660.0 SQ.FT.

TOWN HOUSE FLOOR PLAN - FIRST FLOOR

A.2

MEDINA GARDENS DEVELOPMENT



TOWNHOUSE - UNIT 1  
SECOND FLOOR 1,100 sq.ft.

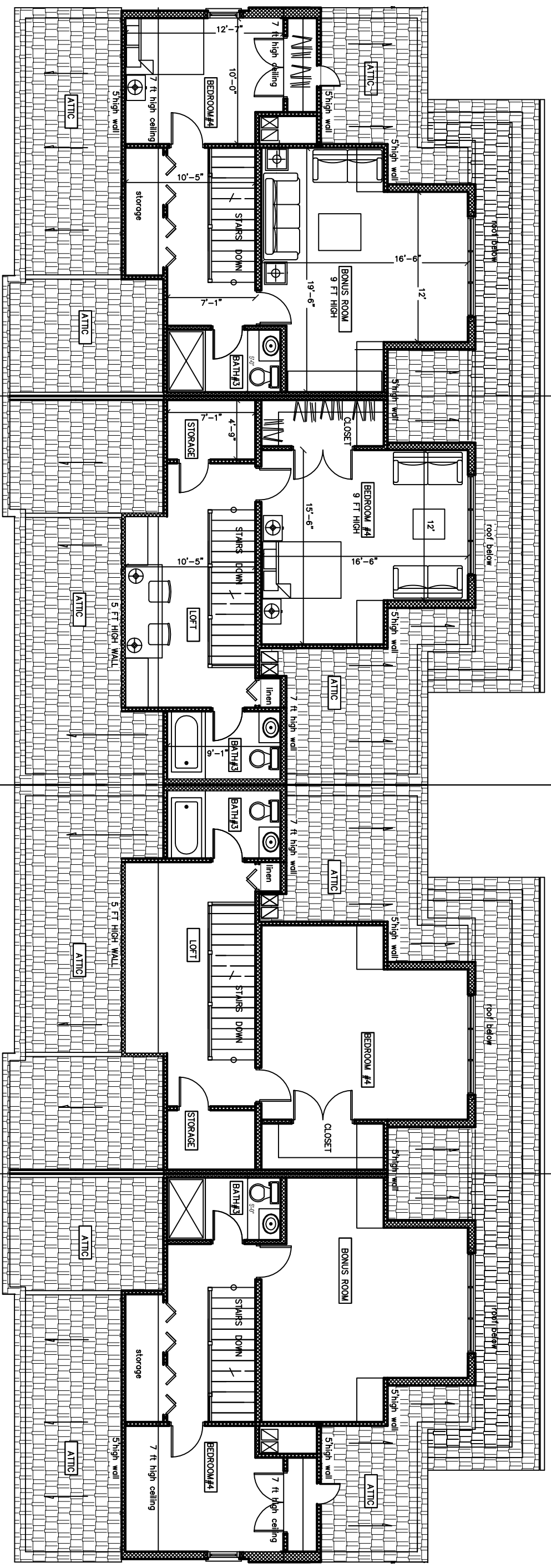
TOWNHOUSE - UNIT 2  
SECOND FLOOR 1,100 sq.ft.

TOWNHOUSE - UNIT 3  
SECOND FLOOR 1,100 sq.ft.

TOWNHOUSE - UNIT 4  
SECOND FLOOR 1,100 sq.ft.

TOTAL SECOND FLOOR - 4,400.0 SQ.FT.

TOWNHOUSE FLOOR PLAN - SECOND FLOOR



TOWNHOUSE - UNIT 1  
THIRD FLOOR 600.0 sq.ft.

TOWNHOUSE - UNIT 2  
THIRD FLOOR 600.0 sq.ft.

TOWNHOUSE - UNIT 3  
THIRD FLOOR 600.0 sq.ft.

TOWNHOUSE - UNIT 4  
THIRD FLOOR 600.0 sq.ft.

TOTAL THIRD FLOOR - 2,400.0 SQ.FT.

TOWN HOUSE FLOOR PLAN - THIRD FLOOR **A.4**



ASPHALT SHINGLES  
COLOR: ROYAL SLATE

ALUMINUM GUTTER  
D.S. FASCIA AND SOFFIT  
COLOR: LIGHT GRAY

HARDIE PANEL  
VERTICAL SIDING  
COLOR: EVENING BLUE

CLAD CASEMENT  
WINDOWS  
COLOR: DARK BROWN

BRICK VENEER  
COLOR: LIGHT RED

METAL RAILING  
COLOR: PEWTER

TOWNHOUSE - UNIT 1  
FRONT / EAST ELEVATION

TOWNHOUSE - UNIT 2  
FRONT / EAST ELEVATION

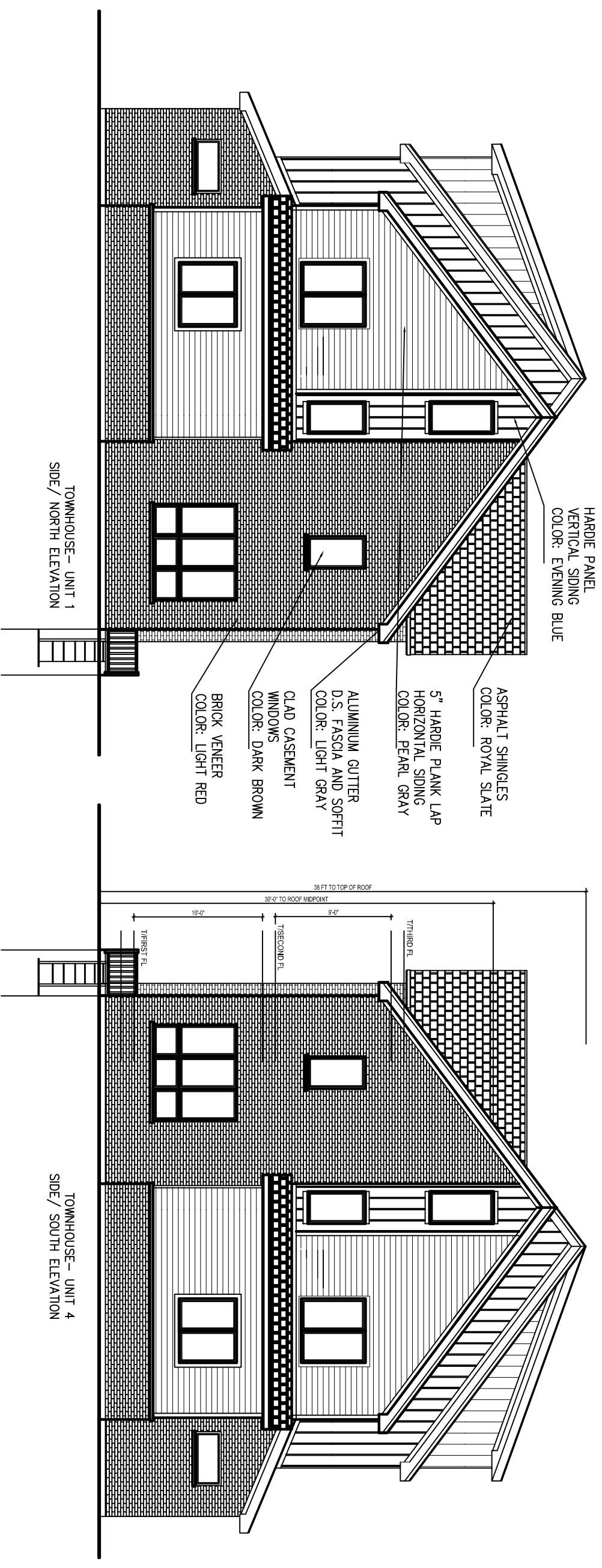
TOWNHOUSE - UNIT 3  
FRONT / EAST ELEVATION

TOWNHOUSE - UNIT 4  
FRONT / EAST ELEVATION

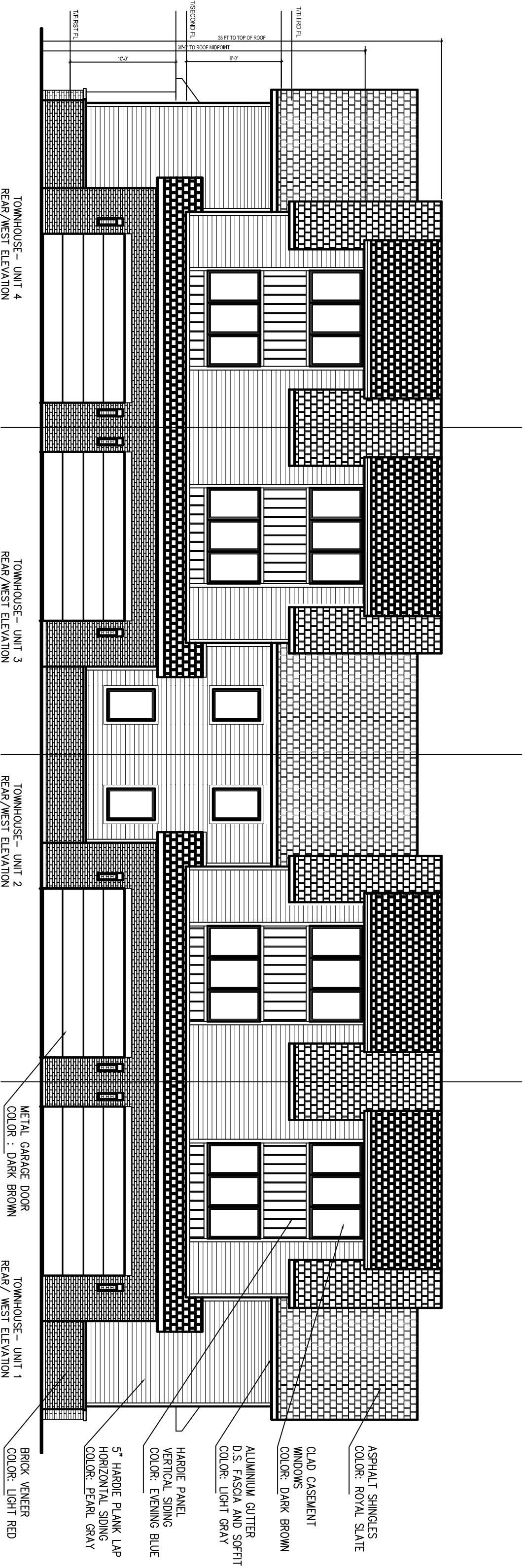
5" HARDIE PLANK LAP  
HORIZONTAL SIDING  
COLOR: PEARL GRAY

TOWN HOUSE FRONT/EAST ELEVATION **A.5**

MEDINA GARDENS DEVELOPMENT



TOWNHOUSE SIDE NORTH & SOUTH ELEVATIONS **A.6**  
 MEDINA GARDENS DEVELOPMENT



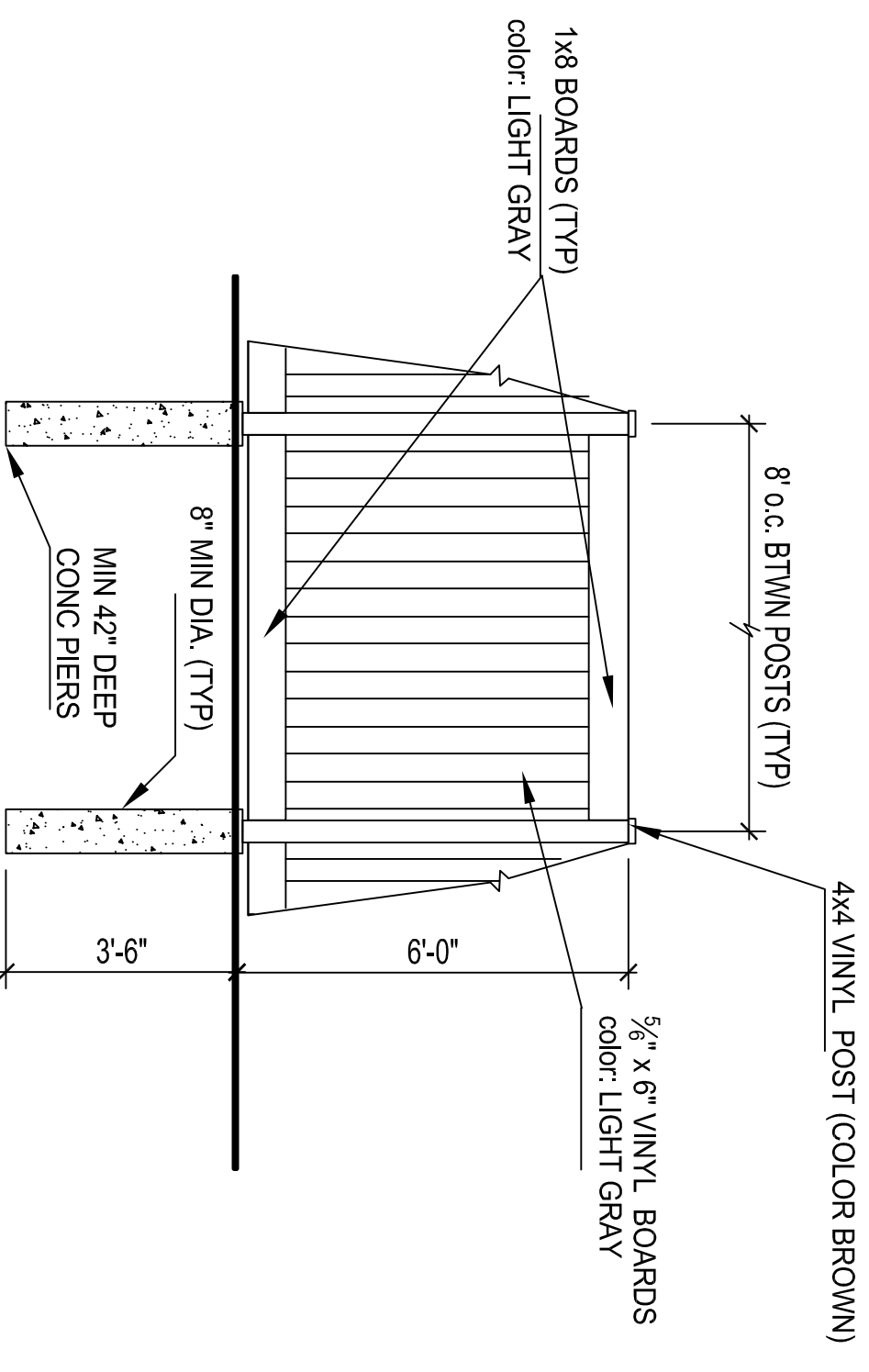
TOWN HOUSE GARAGE / WEST ELEVATION

A.7

## PROPOSED NEW FENCE

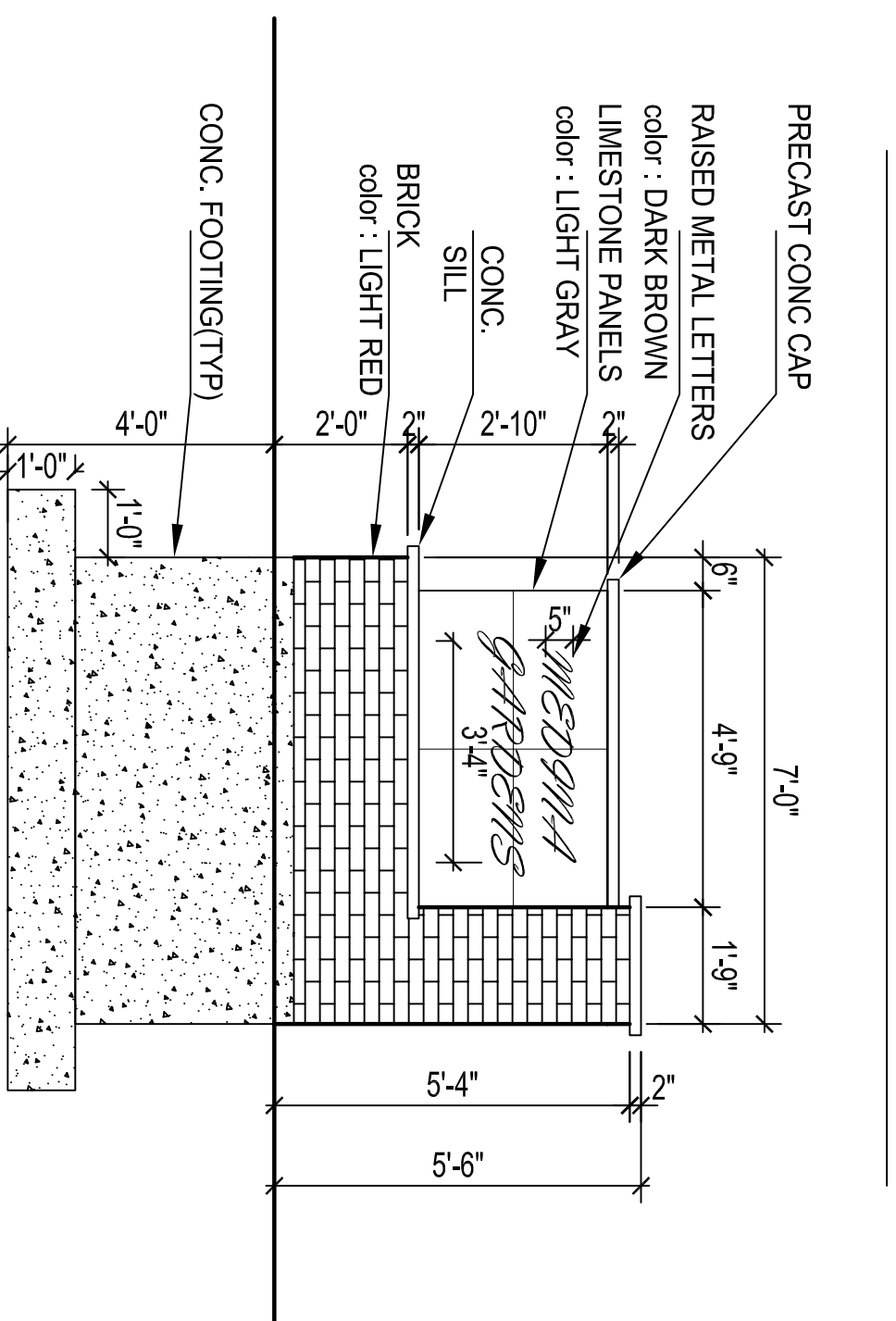
TWO-TONE SOLID PRIVACY FENCE  
6 FT HIGH, VINYL PVC MATERIAL

POSTS : BROWN  
FENCE PANELS : LIGHT GRAY



scale: 3/8" = 1'-0"

## PROPOSED MONUMENT SIGN



scale : 3/8" = 1'-0"

GUTTERS, FASCIA AND SOFFIT- LIGHT GRAY



ASPHALT SHINGLES-ARCHITECTURAL SERIES ROYAL SLATE



CASEMENT CLADDING WINDOWS- DARK BROWN



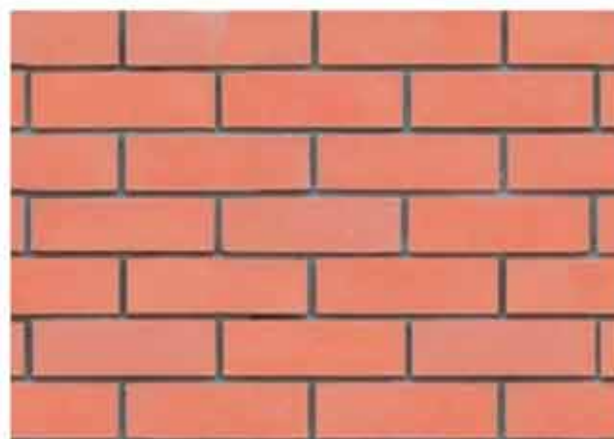
5" HARDIE PLANK LAP HORIZONTAL SIDING - PEARL GRAY



HARDIE PANEL VERTICAL SIDING- EVENING BLUE



4" BRICK VENEER- LIGHT RED





VIEW SOUTHWEST



VIEW SOUTH



VIEW SOUTH EAST





VIEW EAST



VIEW WEST

VIEW NORTH WEST



AERIAL VIEW NORTH



AERIAL VIEW WEST



SOUTH EAST AERIAL



NORTH EAST AERIAL



VIEW WEST



AERIAL EAST VIEW



SOUTH WEST VIEW



NORTH VIEW

