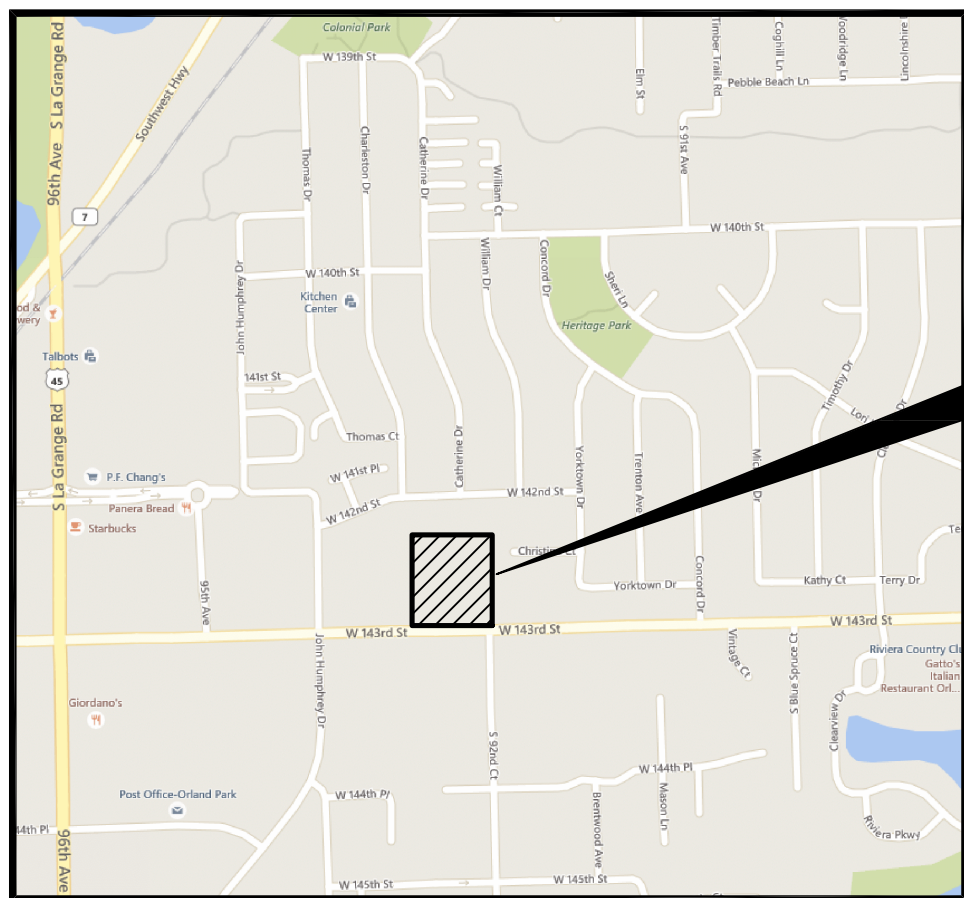




LOCATION MAP

PROJECT
LOCATION

PRELIMINARY SITE PLAN
FOR
**THE SHERIDAN,
A SENIOR
LIFESTYLE COMMUNITY**

SHEET 1 OF 1

30 15 0 30
SCALE: 1 INCH = 30 FEET

LANDSCAPE KEY

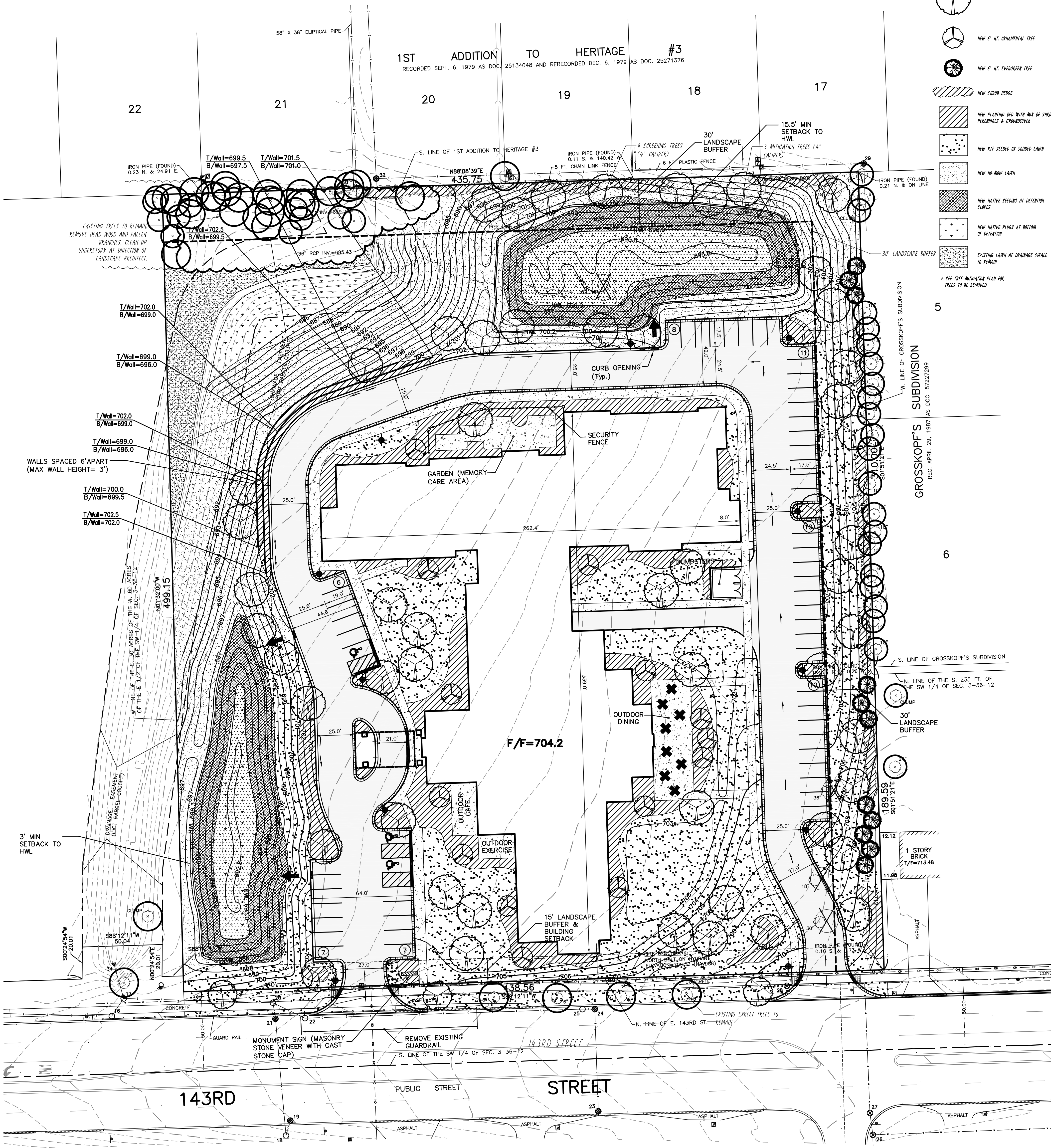
- NEW 2 1/2" CAL. SHADE TREE
- NEW 6" HT. ORNAMENTAL TREE
- NEW 6" HT. EVERGREEN TREE
- NEW SHRUB HEDGE
- NEW PLANTING BED WITH MIX OF SHRUBS, PERENNIALS & GROUNDCOVER
- NEW RTY SEEDED OR SODDED LAWN
- NEW NP-MOW LAWN
- NEW NATIVE SEEDING AT DETENTION SLOPES
- NEW NATIVE PLUGS AT BOTTOM OF DETENTION
- EXISTING LAWN AT DRAINAGE SWALE TO REMAIN

* SEE TREE MITIGATION PLAN FOR TREES TO BE REMOVED

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GROSSKOPF'S SUBDIVISION
REC. APRIL 29, 1987 AS DOC. 87222299

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SITE DATA TABLE

	REQUIRED	PROPOSED
ZONING		VCD
TOTAL SITE AREA		5.01 ACRES
NET BUILDABLE AREA		3.08 ACRES
AREA OF WETLANDS/FLOODWAY/FLOODPLAIN/OPEN WATER		0 ACRES
LANDSCAPED AREA/OPEN SPACE (INCLUDING SWM AREA)		213 ACRES
BUILDING HEIGHT	40 FT MAX	40 FT
CANOPY HEIGHT AT DROP OFF		15'6" (13'6" CLEAR)
BUILDING AREA		94,112 S.F.
TOTAL LIVING UNITS (APPROX.)		100
TOTAL ASSISTED LIVING UNITS (APPROX.)		75
TOTAL MEMORY CARE UNITS (APPROX.)		25
FLOOR AREA RATIO	1.0	0.423
PARKING (INCLUDING HANDICAPPED)	12	59 (3 HANDICAPPED)
GROSS IMPERVIOUS AREA - INCLUDING SWM AREA	3.76 ACRES MAX. (75%)	1.71 ACRES (34.1%)
GROSS IMPERVIOUS AREA - NOT INCLUDING SWM AREA		1.13 ACRES (22.6%)
PERMEABLE PAVEMENT AREA		0.92 ACRES
NUMBER OF LOTS		1
NUMBER OF BUILDINGS		1

LEGEND

- EXISTING
- PROPOSED
- DESCRIPTION
- CONTOURS
- PARKING LOT LIGHT
- OVERFLOW ROUTE
- REVERSE PITCH CURB AND GUTTER
- DEPRESSED CURB AND GUTTER
- PERMEABLE PAVEMENT
- SECURITY FENCE (TYPE TO BE DETERMINED BY OWNER)

PREPARED FOR:
KAUFMAN JACOBS
30 W. MONROE STREET, SUITE 1700
CHICAGO, ILLINOIS
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DISC NO.: 825005 FILE NAME: SITE PLAN
DRAWN BY: BCD FLD. BK. / PG. NO.: ---
COMPLETION DATE: 03-28-16 JOB NO.: 825.005
XREF: TOPO BY OTHERS PROJECT MANAGER: KTS
REV. 05-16-16/PHW - ADDED NOTES
REV. 06-01-16/JGC - REV. BLDG. HT.

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