

PRELIMINARY SITE PLAN

PROJECT MANAGER: DONALD N. KLEYWEG, JR., P.E.



LEGEND

- EXISTING PROPERTY LINE: - - - - -
- WETLAND AREA: [shaded area symbol]
- EXISTING WATER VALVE: [WV symbol]
- EXISTING OIL/WATER SEPARATOR: [OS symbol]
- EXISTING SEPTIC TANK: [ST symbol]
- EXISTING UTILITY POLE: [UP symbol]
- EXISTING LIGHT POLE: [LP symbol]
- EXISTING SEWER LINES: [SS symbol]
- EXISTING WATER LINES: [WL symbol]
- EXISTING FENCE: [XF symbol]
- EXISTING CONTOURS: [673 symbol]
- BUSH LINE: [BL symbol]
- TREE LINE: [TL symbol]

BOARD APPROVED
 CASE NO. 2007-0508.3
 DATE 12-17-07
 W/CONDITIONS [checked]
 W/O CONDITIONS [unchecked]

- NOTES**
- EXISTING STORAGE SHED TO BE DEMOLISHED, (1,340 S.F.) (4) NEW PARKING SPOTS TO BE CREATED. PARKING AREA TO BE PAVED TO MATCH EXISTING GRADES. EXISTING DRAINAGE PLAN TO REMAIN.
 - EXISTING CARPORT TO BE CONVERTED TO OFFICE SPACE. (800 S.F.)
 - NEW (160 S.F.) & EXISTING (507 S.F.) LANDSCAPED AREA/ISLANDS (667 S.F. TOTAL OF LANDSCAPED ISLANDS.)
 - EXISTING CHAIN LINK FENCE TO BE EXTENDED TO BUILDING.

- PARKING**
 REQUIRED BY CODE: 1 HANDICAP SPACE
 19 SPACES
- EXISTING PARKING: 1 HANDICAP SPACE
 20 SPACES (9')
- NEW PARKING: 1 HANDICAP SPACE
 20 SPACES (9')
- BUILDING INFORMATION: ALL BUILDINGS**
- EXISTING S.F. OF ALL BUILDINGS: 14,500 S.F.
 - NEW S.F. OF ALL BUILDINGS: 15,200 S.F.

GROSS AREA = 4.98 AC.
 EXISTING GROSS IMPERVIOUS AREA = 33,565 S.F.
 NEW GROSS IMPERVIOUS AREA = 33,403 S.F.
 EXISTING GROSS PERVIOUS AREA = 182,495 S.F.
 NEW GROSS PERVIOUS AREA = 182,655 S.F.
 AREA OF SITE INSIDE OF FLOODPLAIN = 107,326
 AREA OF WETLAND = 12,322 S.F.

THE PROPERTY LINES SHOWN ON THIS DRAWING WERE TAKEN FROM A PLAT OF SURVEY PROVIDED BY STANCATO LAND SURVEYING & CONSULTING, ORDER #FF-06-5656_SOUTH DATED AUGUST 31, 2006. TOTAL AREA OF OWNERSHIP = 4.96 ACRES.

NOTE: THE LIMITS OF THE WETLANDS AS SHOWN ON THIS SHEET WERE SCALED FROM A HYDROLOGY STUDY REPORT PROVIDED BY K-PLUS ENVIRONMENTAL, INC. DATED AUGUST 5, 1998. ALL OTHER SITE FEATURES AND TOPOGRAPHY ARE TAKEN FROM ELECTRONIC DRAWINGS PROVIDED BY HOFFERLE BUTLER ENGINEERING.

SEGMENT:

NOTES:

ENGINEER:

hbk
ENGINEERING

921 WEST VAN BUREN STREET, SUITE 100
 CHICAGO, ILLINOIS 60607
 STATE OF ILLINOIS DEPARTMENT
 OF PROFESSIONAL REGULATION.
 LICENSE NO. 184-002308

OWNER/DEVELOPER:

CONTRACTOR/OWNER

john burns
construction company

P.O. BOX 827
 ORLAND PARK, IL 60462-0827
 TEL: (708) 479-2143
 FAX: (708) 479-4956

TITLE:
 OFFICE AREA REMODELING
 JOHN BURNS CONSTRUCTION Co.
 17601 SOUTHWEST HIGHWAY
 ORLAND PARK, IL

REVISIONS		
REV	DATE	DESCRIPTION
01	09-28-07	FOR PERMIT
02	10-04-07	FOR PERMIT
03	10-05-07	FOR PERMIT
04	11-06-07	FOR PERMIT
05		
06		
07		
08		
09		
10		
11		
12		

DRAWN BY:	CHECKED BY:	APPROVED BY:
JKR	DNK	DNK

PROJECT NUMBER:	05-53
FILE NUMBER:	0553.DWG
DATE DRAWN:	02-06-06
SCALE:	1" = 40'

SHEET: **G1**