



# PRELIMINARY SITE PLAN

R.O.W 108th Ave. = 8,250 SQ. FT.  
 BUILDABLE AREA = 166,890 SQ. FT.

WINTERSET IV OFFICE PARK DATA BOX	
GROSS AREA:	217,800 SQ. FT.
DETENTION	43,560 SQ. FT.
BUILDING AREA:	27,280 SQ. FT.
LANDSCAPED AREA:	62,088 SQ. FT. (37.2%)
FLOOR AREA RATIO:	.164
GROSS IMPERVIOUS SURFACE AREA:	104,802 SQ. FT. (62.8%)
PARKING REQUIRED	27,280 SF/200 SF=136
PARKING PROVIDED	156+B HC=164

Scale : 1" = 50'  
 WINTERSET INC.  
 Revised 9-29-08 by RAYMOND E. DERBAS

NOTES: FOUR PROFESSIONAL OFFICE BUILDINGS will consist of all MASONRY EXTERIOR WALLS.  
 NO UTILITIES SHALL BE LOCATED ON EXTERIOR WALLS  
 ALL UTILITY BOXES, TRANSFORMERS & GENERATORS SHALL BE SCREENED PER CODE REQUIREMENT

BOARD APPROVED  
 CASE NO: 2008-0256-2  
 DATE 10-6-08  
 W/CONDITIONS  
 W/O CONDITIONS



PROJECT: WINTERSET IV OFFICE PARK  
 10751-10641 W. 164TH LN.  
 ORLANDY PARK, ILLINOIS

SHEET TITLE: PRELIMINARY SITE PLAN

SCALE: 1" = 50' DRAWN BY: KMD CADD REF: # DRAWING #  
 DATE: 7/9/08 APPR. BY: RED 027004

9-23-08  
 9-12-08  
 8-22-08  
 REVISED

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SHEET #