EXISTING LEGEND

- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- UNDERGROUND GAS LINE
- UNDERGROUND SANITARY
- UNDERGROUND STORM
- UNDERGROUND WATER
- CURB AND GUTTER
- FENCE
- EDGE OF VEGETATION
- 700 CONTOUR
- + 700.00 SPOT ELEVATION
- COMMUNICATION/CABLE PEDESTAL
- ELECTRIC METER
- LIGHT POLE
- GAS METER
- SIGN
- CLOSED MANHOLE
- DOWNSPOUT
- FLARED END SECTION
- OPEN GRATE MANHOLE ROUND
- OPEN GRATE MANHOLE RECTANGULAR
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- BUFFALO BOX
- WATER VALVE BOX
- WATER VALVE VAULT
- IRRIGATION CONTROL VALVE
- TREE STUMP
- TREE CONIFEROUS W/TRUNK SIZE IN INCHES
- TREE DECIDUOUS W/TRUNK SIZE IN INCHES

ABBREVIATIONS

L	ARC LENGTH
AC	AIR CONDITIONER
ASPH	ASPHALT
BC	BACK OF CURB
CH	CHORD
CONC	CONCRETE
DIP	DUCTILE IRON PIPE
E	EAST
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
GF	GARAGE FLOOR
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
LSP	LANDSCAPED AREA
N	NORTH
PVC	POLYVINYL CHLORIDE PIPE
PVR	PAVER
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
S	SOUTH
TF	TOP OF FOUNDATION
TRANS	TRANSFORMER
VCP	VITRIFIED CLAY PIPE
W	WEST
(XXX.XX)	RECORD INFORMATION
XXX.XX	MEASURED INFORMATION

PROPOSED UTILITY LEGEND

- E — UNDERGROUND ELECTRIC
- G — UNDERGROUND GAS LINE
- UNDERGROUND SANITARY
- UNDERGROUND SANITARY SERVICE
- UNDERGROUND STORM
- UNDERGROUND STORM SERVICE
- W — UNDERGROUND WATER
- WS — UNDERGROUND WATER SERVICE

PROPOSED UTILITY LEGEND

- ELECTRIC METER
- LIGHT POLE
- GAS METER
- CLEANOUT
- SANITARY MANHOLE
- CATCH BASIN
- DOWNSPOUT
- INLET
- STORM MANHOLE
- SUMP
- BUFFALO BOX
- WATER METER

GEOMETRY LEGEND

- B 6.12 CURB AND GUTTER
- BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK

PROJECT DATA:

- 2 LOTS & 2 BUILDINGS

LOT 1

- EXISTING & PROPOSED ZONING: COR MIXED USE DISTRICT
- EXISTING & PROPOSED LAND USE: BANK
- LOT SIZE: 46,900 S.F. (1.08 ACRES)
- GROSS AREA: 46,900 S.F. (1.08 ACRES)
- NET AREA (BUILDABLE): 46,900 S.F. (1.08 ACRES)
- BUILDING SIZE: 3,960 S.F.
- FLOOR AREA RATIO: 0.44%
- AREA OF WETLANDS, FLOODWAY, FLOODPLAIN, DETENTION/RETENTION PONDS, AND OPEN WATER: 0 S.F.
- EXISTING & PROPOSED IMPERVIOUS AREA: 29,900 S.F.
- EXISTING & PROPOSED LOT COVERAGE: 63.75%

LOT 2

- EXISTING & PROPOSED ZONING: COR MIXED USE DISTRICT
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: DUNKIN DONUTS RESTAURANT
- LOT SIZE: 55,362 S.F. (1.27 ACRES)
- GROSS AREA: 55,362 S.F. (1.27 ACRES)
- NET AREA (BUILDABLE): 55,362 S.F. (1.27 ACRES)
- BUILDING SIZE: 1,358 S.F.
- FLOOR AREA RATIO: 2.45%
- AREA OF WETLANDS, FLOODWAY, FLOODPLAIN, DETENTION/RETENTION PONDS, AND OPEN WATER: 3,386 S.F.
- EXISTING IMPERVIOUS AREA: 0 S.F.
- PROPOSED IMPERVIOUS AREA: 15,254 S.F.
- EXISTING LOT COVERAGE: 0.00%
- PROPOSED LOT COVERAGE: 27.55%

PIN:

27-21-202-021-0000

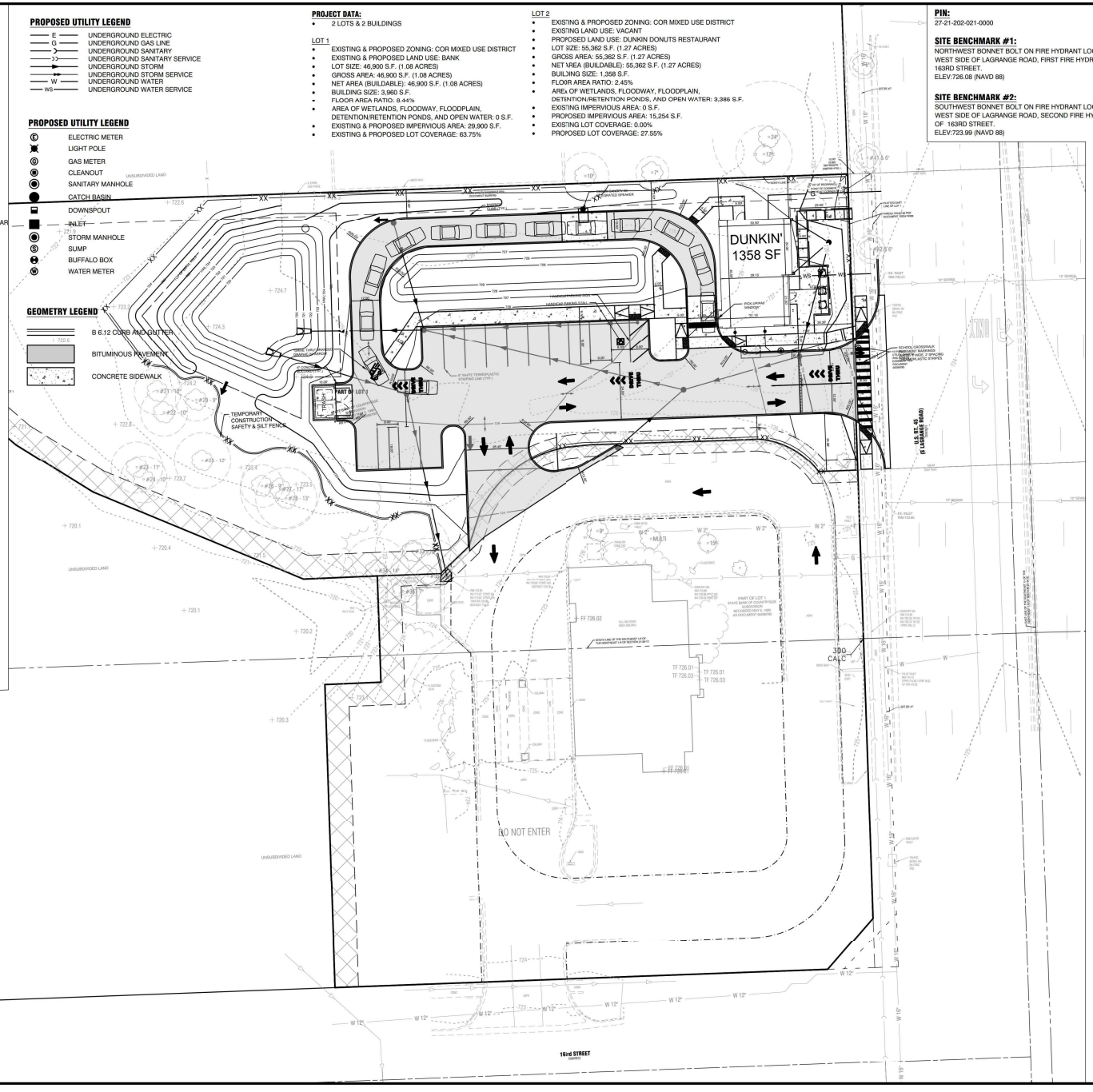
SITE BENCHMARK #1:

NORTHWEST BONNET BOLT ON FIRE HYDRANT LOCATED ON THE WEST SIDE OF LAGRANGE ROAD, FIRST FIRE HYDRANT NORTH OF 163RD STREET.
ELEV:726.08 (NAVD 88)

SITE BENCHMARK #2:

SOUTHWEST BONNET BOLT ON FIRE HYDRANT LOCATED ON THE WEST SIDE OF LAGRANGE ROAD, SECOND FIRE HYDRANT NORTH OF 163RD STREET.
ELEV:723.99 (NAVD 88)

0 20'
SCALE: 1" = 20'



SITE DATA (LOT 2)

LOT AREA:
55,362 SF (1.27 ACRES)

DISTURBED AREA: 36,172 S.F. (0.83 ACRES)
LANDSCAPE AREA: 20,918 S.F. (0.48 ACRES)

EXISTING IMPERVIOUS AREA:
0 SF (0.00 ACRES)

PROPOSED IMPERVIOUS AREA:

BUILDING FOOTPRINT	1,358 SF
CURB	548 SF
BITUMINOUS PAVEMENT	11,483 SF
CONCRETE	1,865 SF
TOTAL:	15,254 SF

SPECIAL ISE

- DRIVE THRU

FLOOR AREA RATIO

- 1,358 SF FLOOR AREA OF BUILDING
- 55,362 SF GROSS AREA OF LOT
- •• 1,358 / 55,362 = 2.45%

ZONING:

COR MIXED USE DISTRICT
VILLAGE OF ORLAND PARK

PROPOSED USE: FAST FOOD RESTAURANT

AREA TABLE

LOT 1:	46,900 SQUARE FEET (1.08 ACRES±)
LOT 2:	55,362 SQUARE FEET (1.27 ACRES±)
TOTAL:	102,262 SQUARE FEET (2.35 ACRES±)

PARKING DATA

RESTAURANT, FAST FOOD: 1 PER 100 SQUARE FEET
REQUIRED:14

DRIVE-THRU:
REQUIRED: 7 STACKING SPACES

ADA SPACES REQUIRED: 1

PROVIDED:

STANDARD STALLS:	13
ADA STALLS:	1
TOTAL PARKING STALLS:	14

STACKING SPACES: 11

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PREPARED BY:

ENGINEERING RESOURCE ASSOCIATES
3S701 WEST AVENUE
SUITE 150
WARRENVILLE, IL 60555
630.393.3060
www.eraconsultants.com
PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

CLIENT:

A&K DONUTS, INC.

9500 179TH STREET
TINLEY PARK, IL 60487
708.297.0834

REVISIONS:

1	03/05/2026	PER VILLAGE COMMENTS
2	06/02/2026	PER VILLAGE COMMENTS
3	07/13/2026	PER VILLAGE COMMENTS
4		
5		
6		
7		

TITLE:
SITE PLAN

DUNKIN' ORLAND PARK
16250 S LAGRANGE ROAD - ORLAND PARK, IL 60467

DESIGNED BY:	NAV
DRAWN BY:	KF
CHECKED BY:	NAV
DATE:	12-23-2025
PROJ NO:	W25290.00

SCALE: 1:20_XREF

SHEET: 1 OF 1
1.0

G:\PROJECTS\A&K Donuts, Inc\W25290.00 16250 S LaGrange Rd Orland Park\20 CAD CD\07 CAD Site\02 Sheet\W25290.00 Site Plan.dwg