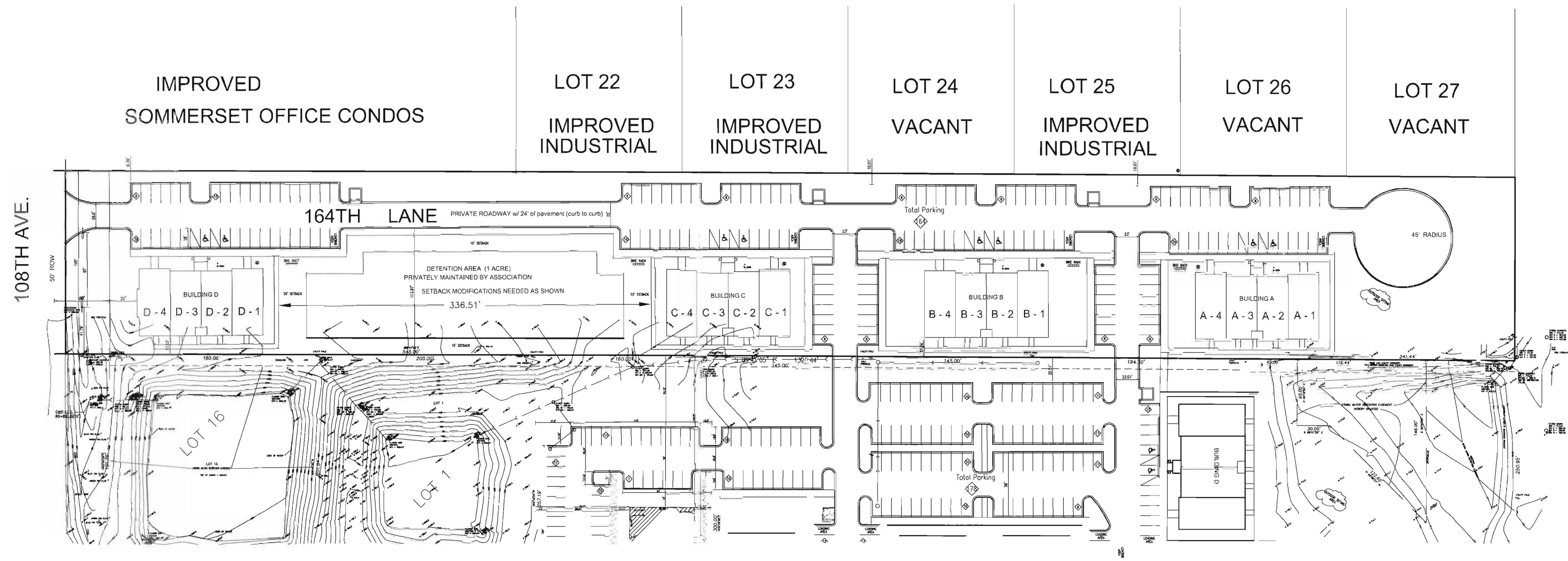




PRELIMINARY SITE PLAN

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

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+8 HC=164

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

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.
ORLAND PARK, ILLINOIS

SHEET TITLE: PRELIMINARY SITE PLAN

SCALE: 1" = 50' DRAWN BY: KMD DATE: 7/9/08 APPR. BY: RED CADD REF: # 02004 DRAWING #

9-25-08
9-12-08
8-22-08
REVISED

RAYMOND E. DERBAS & ASSOCIATES
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12843 PHEASANT COURT
HOMER GLEN, IL 60441
PHONE (708) 301-0578

SHEET #