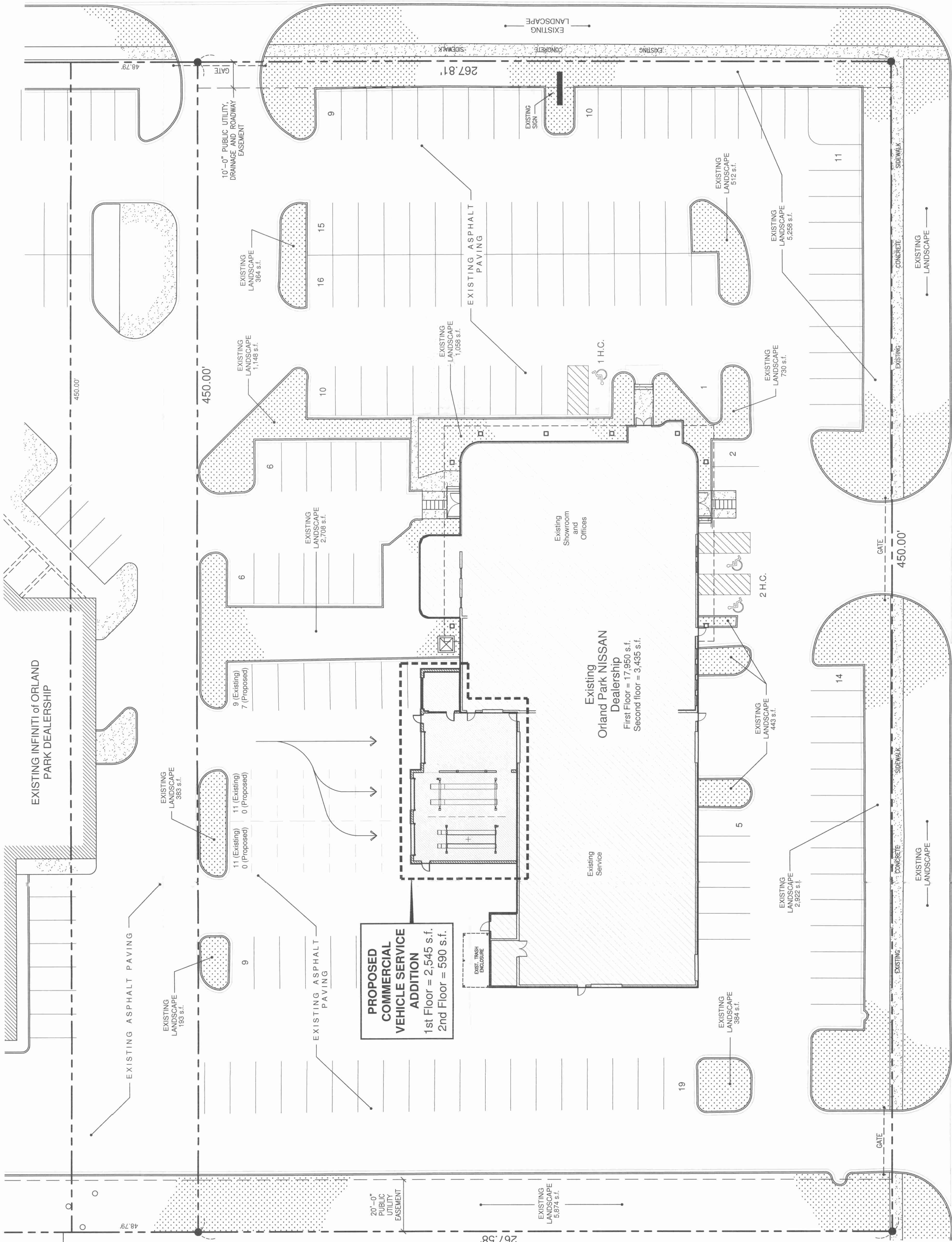


Proposed Service Addition to
Orland Park **NISSAN**
8550 w. 159th Street Orland Township
Orland Park, Illinois 60462



86th Avenue

PRELIMINARY SITE PLAN

1" = 20.00'



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Project No. 29-009
Date 11/18/09

Rev	Date	Description
A	11/18/09	SITE DEVELOPMENT REVIEW

Drawing Title

PRELIMINARY
SITE PLAN

Service Addition to
Orland Park Nissan
8550 W. 159th Street
Orland Park, IL 60462

Consultants

SITE DEVELOPMENT CALCULATIONS

LOT / PROPERTY DATA:

Existing Property Area:
120,533 S.F.
(2.77 Acres)

Existing Building Area
(Footprint - 1st Floor Only): 17,942 Sq. Ft.

Proposed Building Addition
(Footprint - 1st Floor Only):

TOTAL (1st Floor Existing and Proposed): 20,487 Sq. Ft.

Existing Floor Area Ratio (FAR):	15%
Proposed Floor Area Ratio (FAR):	17%

PERMITTED LOT COVERAGE (Table 6-301 (A)): 75%

ACTUAL BUILDING AREA LOT COVERAGE
(w/ Proposed Addition): 17%

Existing Pervious Area: 21,977 Sq. Ft.

Existing Pervious Area Lot Coverage: 18%

Proposed Pervious Area: 21,977 Sq. Ft.

Proposed Pervious Area Lot Coverage: 18%

Existing Impervious Area:
98,566 Sq. Ft.

Proposed Impervious Area: 98,556 Sq. Ft.

BUILDING DATA:

Existing Zoning:	BIZ
Existing Building Use Group:	B / S-1
Existing Building Construction Type:	III-B (Protected)

Proposed Addition Use Group:	S-1
Proposed Addition Construction Type:	III-B (Protected)

Existing Building
(Total - 1st Floor and 2nd Floor): 21,385 Sq. Ft.

Proposed Building Addition
(Total - 1st Floor and 2nd Floor):

TOTAL (Existing and Proposed): 24,520 Sq. Ft.

PARKING DATA:

Required Parking Spaces
(Table 6-306 (B) - 1 per 300 s.f.): 82 + 3 H.C.

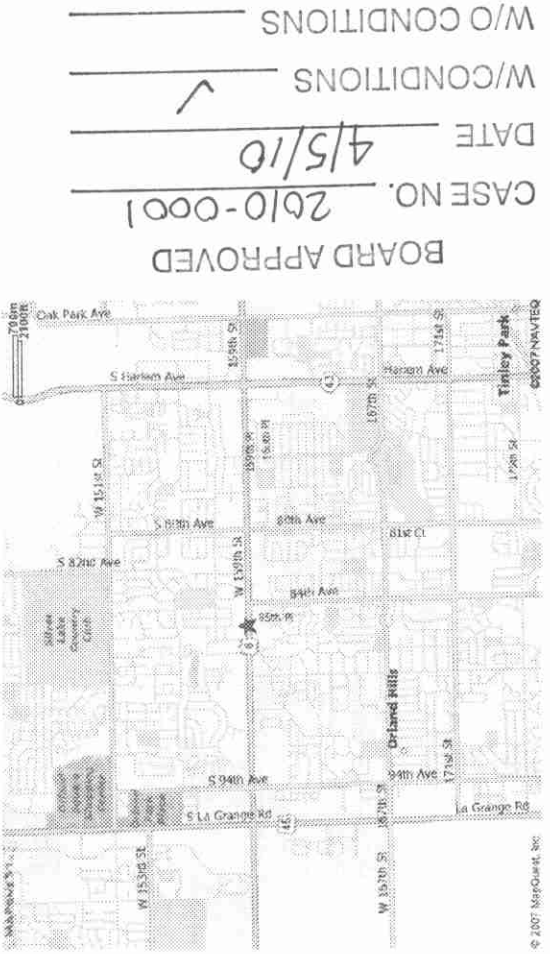
EXISTING PARKING SPACES: 164 + 3 H.C.
PROPOSED PARKING SPACES: 140 + 3 H.C.

LANDSCAPING DATA:

Existing Landscaped Area:	21,977 Sq. Ft.
Existing Landscaped Area Lot Coverage:	18%

Proposed Landscaped Area:	21,977 Sq. Ft.
Proposed Landscaped Area Lot Coverage:	18%

 LOCATION MAP
No Scale



MAR 30 2010

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