

PRELIMINARY SITE PLAN

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



SEGMENT:

NOTES:



LEGEND

EXISTING PROPERTY LINE	---
WETLAND AREA	[Hatched Box]
EXISTING WATER VALVE	WV
EXISTING OIL/WATER SEPARATOR	[Square with X]
EXISTING SEPTIC TANK	[Square with S]
EXISTING UTILITY POLE	U
EXISTING LIGHT POLE	L
EXISTING SEWER LINES	---S---
EXISTING WATER LINES	---W---
EXISTING FENCE	-X-X-
EXISTING CONTOURS	---673---
BUSH LINE	[Loop]
TREE LINE	[Wavy Line]

BOARD APPROVED
CASE NO. 2007-0508.3
DATE 12-17-07
W/CONDITIONS ✓
W/O CONDITIONS

NOTES

- 1.) 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.
- 2.) EXISTING CARPORT TO BE CONVERTED TO OFFICE SPACE. (800 S.F.)
- 3.) NEW (160 S.F.) & EXISTING (507 S.F.) LANDSCAPED AREA/ISLANDS (667 S.F. TOTAL OF LANDSCAPED ISLANDS.)
- 4.) 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 HOEFFERLE BUTLER ENGINEERING.

ENGINEER:



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



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	BY
01	09-28-07	FOR PERMIT	JKR
02	10-04-07	FOR PERMIT	JKR
03	10-05-07	FOR PERMIT	JKR
04	11-06-07	FOR PERMIT	JKR
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