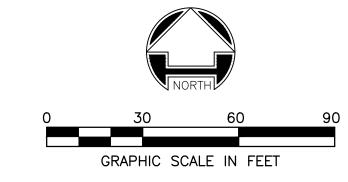


DESCRIPTION



SITE DATA BOX

	EXISTING	PROPOSED				
ZONING DISTRICT	E-1	BIZ				
PRINCIPAL STRUCTURES	2 1					
BIZ REQUIREMENTS						
	REQUIRED	PROPOSED				
FLOOR AREA RATIO	MAX 1.0 0.19					
LOT AREA	MIN 10,000 SF	1.20 AC (52,272 SF)				
LOT COVERAGE	MAX 75%	73%				
GREEN SPACE	MIN 25%	27%				
BUILDING HEIGHT (FT)	MAX 50	28				
STANDARD PARKING STALLS	33 37					
ACCESSIBLE PARKING STALLS	MIN 2 2					
BICYCLE PARKING STALLS	MIN 4	4				
SETBACKS						
159TH STREET (SOUTH)	MIN 25 FT 62.3 FT					
INTERIOR SIDE (EAST)	MIN 15 FT 15 FT					
INTERIOR SIDE (WEST)	MIN 15 FT 120.7 FT					
REAR (NORTH)	MIN 30 FT 61.3 FT					

LEGEND

SYMBOL

$\langle A \rangle$	INTEGRAL WALK & CURB
$\langle \overline{B} \rangle$	6" STRAIGHT CURB
$\langle \overline{c} \rangle$	CONCRETE WALK
$\langle \overline{\mathtt{D}} \rangle$	CONCRETE STOOP (5'x5' UNLESS OTHERWISE)
⟨E⟩	REGULAR DUTY ASPHALT PAVEMENT
F	4" PAINTED BLUE PAVEMENT STRIPE AT 45' ANGLE, 2' O.C.
$\langle G \rangle$	4" PAINTED BLUE PAVEMENT STRIPE
$\langle H \rangle$	4" PAINTED WHITE PAVEMENT STRIPE
$\langle \overline{1} \rangle$	CONTROL JOINT
$\langle J \rangle$	EXPANSION JOINT
$\langle K \rangle$	EXPANSION JOINT AT BUILDING
⟨L⟩	LANDSCAPED AREA
$\langle M \rangle$	24" STOP BAR
$\langle N \rangle$	STOP SIGN AND 'RIGHT OUT ONLY' SIGN
$\langle 0 \rangle$	ADA SIGN
P	LIGHT POLE (SEE LIGHTING PLAN)
Q	GUARD POST
$\langle R \rangle$	BICYCLE RACK (4 PARKING SPACES)
S	BELLE TIRE SIGN (SEE ARCH. PLANS)
$\langle T \rangle$	TRASH ENCLOSURE (SEE ARCH. PLANS)
⟨U⟩	35' FLAG POLE WITH 60 SQUARE FOOT FLAG

0'-2' HIGH SEGMENTED CONCRETE RETAINING WALL; THE FACE OF THE CONCRETE RETAINING WALL MAY NOT BE WITHIN 3' OF THE PROPERTY LINE. 0'-1.5' HIGH SEGMENTED CONCRETE RETAINING WALL; THE FACE OF THE CONCRETE RETAINING WALL MAY NOT BE WITHIN 3' OF THE PROPERTY LINE.

B6.12 BARRIER CURB AND GUTTER ADA PAVEMENT SYMBOL

TRANSFORMER PAD "FREE AIR" STATION

CURB TRANSITION NUMBER OF PARKING SPACES

CONCRETE PAVEMENT

HEAVY DUTY ASPHALT PAVEMENT

DETECTABLE WARNING SURFACE

SITE NOTES

- 1. ALL DIMENSIONS IN CURBED AREAS SHALL BE BACK TO BACK OF CURB. -ALL DIMENSIONS IN AREAS WITHOUT CURB SHALL BE TO EDGE OF PAVEMENT. -ALL DIMENSIONS AT INTEGRAL CURB & WALK SHALL BE TO FACE OF CURB. -ALL DIMENSIONS FROM BUILDING SHALL BE FROM FACE OF BUILDING.
- 2. ALL RADII IN PAVED AREAS & ON CURBS SHALL BE 3' UNLESS NOTED
- 3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD BEFORE STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITION, THE CONTRACTOR SHALL CONTACT A/E IMMEDIATELY.
- 4. PROVIDE SMOOTH TRANSITION FROM NEW AREAS TO EXISTING FEATURES AS
- ALL AREAS WHERE THE EXISTING PAVEMENT OR PAVEMENTS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR SUPPLIERS SHALL BE RESURFACED OR RECONSTRUCTED AT LEAST TO THEIR ORIGINAL CONDITION AFTER CONSTRUCTION WORK IS
- 6. ALL RADII INDICATED SHALL BE FORMED AS CIRCULAR ARCS.
- 7. ALL DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO BASE LINES, PROPERTY LINES OR BUILDING LINES UNLESS OTHERWISE NOTED.
- 8. ADA RAMP AND SIGNAGE SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, CITY AND LOCAL CODE WHICHEVER HAS JURISDICTION. SEE SITE PLAN FOR LOCATION AND SITE DETAILS FOR SPECIFICATIONS.
- 9. ALL STRIPES ARE TO BE 4" PAINTED, WHITE, UNLESS OTHERWISE NOTED.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AT HIS EXPENSE ALL AUTOMOBILE AND PEDESTRIAN TRAFFIC CONTROL DEVICES REQUIRED BY FEDERAL, STATE, COUNTY, CITY OR LOCAL AGENCY. THE AMOUNT, LOCATION AND SIZE SHALL BE PER DIRECTION OF AGENCY.
- 11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, GRAVEL, AND ANY OTHER MATERIALS TRACKED ONTO ANY PUBLIC OR PRIVATE STREETS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN THESE DAILY IF NECESSARY. THE CONTRACTOR MUST USE WATER OR OTHER METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
- 12. DUE TO PROPOSED SITE CONDITIONS, WORK WILL BE REQUIRED WITHIN THE WEST 159TH STREET (U.S. 6) RIGHT-OF-WAY. CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FROM ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) PRIOR TO STARTING CONSTRUCTION. CONTRACTOR TO FOLLOW IDOT MOT DETAIL
- 13. THE LOCATION OF TENANT SIGNAGE IS PROVISIONAL SUBJECT TO CONFORMANCE WITH SECTION 6-307 OF THE LAND DEVELOPMENT CODE AND APPROVAL OF A PERMANENT SIGN PERMIT.

			0		SITE
	CONC.	00	W 4669 INLET TC: 696.24 — INV. 6" PVC. W 694.64 — —	-4670 INLET TC: 696.62 INV 24" RCP W 690.37 INV 15" RCP E 690.42	0.1.2
		ASPHALT	INV 12" STEEL N 693.59 INV 6" PVC E 694.64	/ INV 15" RCP E 690.42 INV 12" STEEL S 692.87	ZONING DISTRICT
	20' PUBLIC UTILITY EASEMENT PER D	OC. NO. 94064434	INV 8" PVC SE 693.94		PRINCIPAL STRUCTURES
	15' PUBLIC UTILITY EASEMENT PER DOC. NO				BIZ
	$\frac{1}{2}$ GRASS $\frac{1}{2}$ $\frac{1}{2}$ $\frac{1}{2}$	W 396.00' R&M.		4668 IN INV 8" - INV 6"	
- $ -$	6		198.00'	ВОТТОМ	FLOOR AREA RATIO
GRASS GRASS	10' DRAINAGE_FASEMENT 198.00' - L	B Q (2)		$- \begin{vmatrix} - & \times \\ - & - \end{vmatrix} \begin{vmatrix} 0 & 0 \\ 0 & 0 \end{vmatrix}$	LOT AREA
\mathbb{R}		FLC	OODED		LOT COVERAGE
	P B So' CROSS-ACCESS EASEMENT OF OF OF OF OF OF OF OF OF O		NC. BARRIERS		GREEN SPACE
ASPHALT IN THE STATE OF THE STA					BUILDING HEIGHT (FT)
				× ' ½	STANDARD PARKING STALLS
	120.7'	15)			ACCESSIBLE PARKING STALL
	THOUSE IN	(6)			BICYCLE PARKING STALLS
	- 3° (K)	(6)	DDED		159TH STREET (SOUTH)
O'NO O'NO O'NO O'NO O'NO O'NO O'NO O'NO	E E	7 00	DNC. BARRIERS		INTERIOR SIDE (EAST)
B 8.5)	INTERIOR SIDE (WEST)
	B		g		REAR (NORTH)
	24.5' 18' 20' 30'.	ASPHALT		46 IN	
P	10' 4 20'	ROPOSED BUILDING		IN BE	
	J (1) (12) F.	BUILDING 0,800 S.F. F.E. 709.00	ASPHALT	• •	
	B DRAINAGE ACCESS EASEMENT	2.0 <u>7</u>			
NOZ.07.	EASEMENT			1/1	
				10.3	
		<u> </u>			
	E 3 0 10'P 25.5' 5' B	N N N N N N N N N N N N N N N N N N N	00F		
ASPHALT ASPHAL					
PERPETUAL EASEMENT FOR PUBLIC HIGHWAY PURPOSES PER CASE NO. 06L50699 (*)		(2) 15) ASPHALT			
	S P B P				
	49.2' N 35' FOC TO FOC S S S S S S S S S S S S S S S S S S S		BENCH MARK (SET) IR_OPUS ASPHALT ELEVATION: 709.05'		
CONC. WALK WALK					
EX. R/W	S88°25/42"W M.	GRA		Ex. R/W	
GRASS IN	95 00' R&M.	joi	CONC. SO2'07'17'ENCMWALK GRASS GRASS - 7 - 7 - 7 - 7 - 7 - 7 - 7 - 7 - 7 -	<u> </u>	
		03.00'	CURB & GUTTER		
EX. CURB & GUTTER	13. AA				
	N02°07'17"W M	THE WALLEY BURDOCES			
	17.23' M.	PERPETUAL EASEMENT FOR PUBLIC HIGHWAY PURPOSES PER CASE NO. 06L050792 BEING PARCEL 0FZ0013DED			
		N89'37'40"W R. \$88'25'42"W M. 2682.52' M.			SE CORNER OF THE SW 1/4 OF SEC. 15-36-12 NO MONUMENTATION FOUND _ LOCATION RECOVERED PER RECOVERY TIES REFERENCED
SW CORNER OF THE SW 1/4 OF SEC. 15-36-12 SOUTH LINE OF THE SW 1/4 OF SEC	CC. 15-36-12				IN MONUMENT RECORD DOC. NO. 1126218005
SOUTH LINE OF THE SW 1/4 OF SEC. 15-36-12 - MAG NAIL FOUND PER MONUMENT RECORD DOC. NO. 1126218003 SOUTH LINE OF THE SW 1/4 OF SEC SOUTH LINE OF THE SW 1/4 O	159TH STREET) WIDTH VARIES)				
PUBLIC R.O.W. (V	WIDTH VARIES)				



Simply Call 811

AND

SHEET NO.