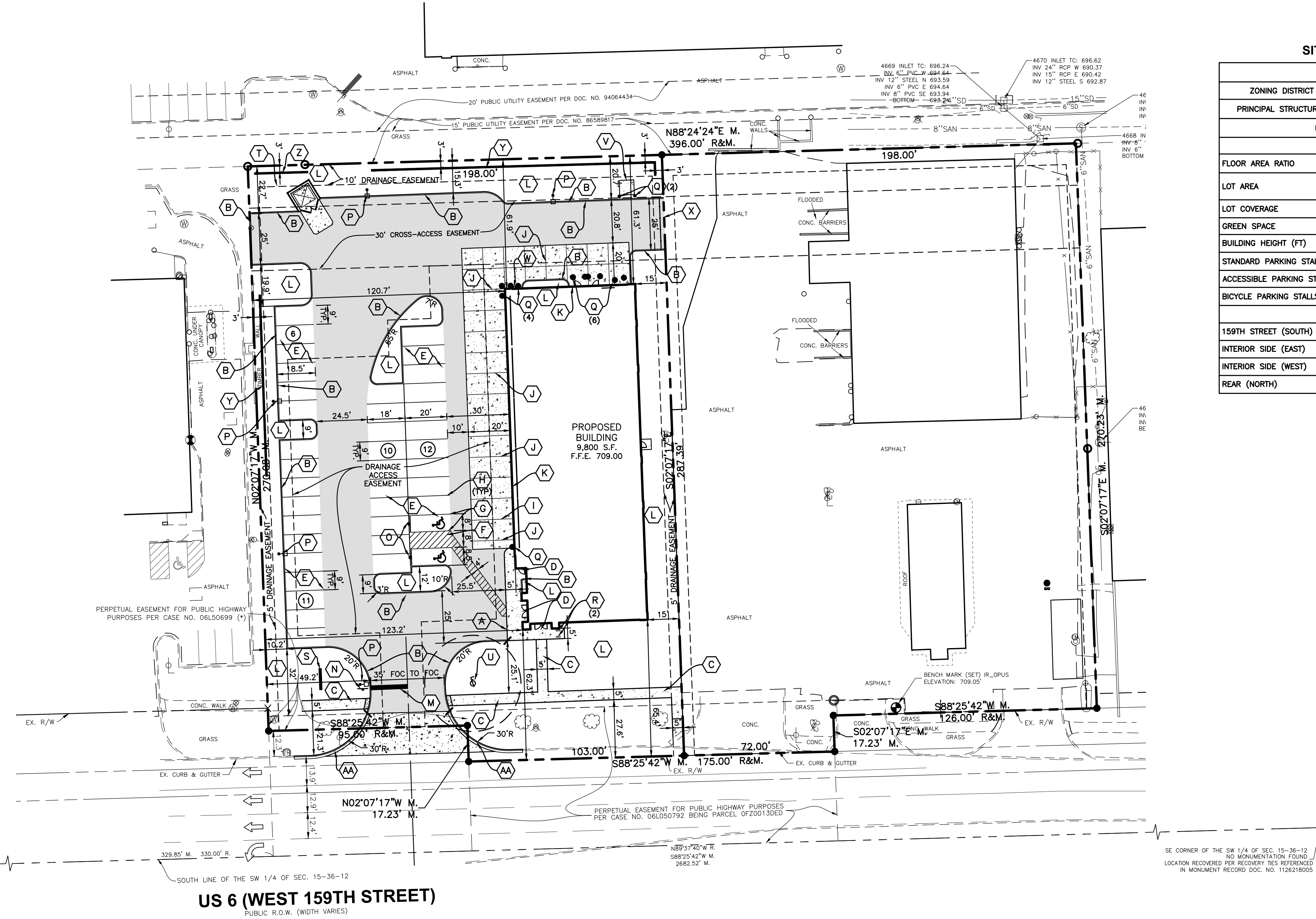


Layout Tab Name: C200, Images: william.dougherty1.jpg, Xrefs: 79595TBLK.dwg, 79595-p.dwg, 79595-x.dwg, 79595-LTG.dwg, 79595 - Topo 11-20-20.dwg
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SITE DATA BOX

	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	DESCRIPTION
A	INTEGRAL WALK & CURB
B	6" STRAIGHT CURB
C	CONCRETE WALK
D	CONCRETE STOOP (5'x5' UNLESS OTHERWISE)
E	REGULAR DUTY ASPHALT PAVEMENT
F	4" PAINTED BLUE PAVEMENT STRIPE AT 45° ANGLE, 2" O.C.
G	4" PAINTED BLUE PAVEMENT STRIPE
H	4" PAINTED WHITE PAVEMENT STRIPE
I	CONTROL JOINT
J	EXPANSION JOINT
K	EXPANSION JOINT AT BUILDING
L	LANDSCAPED AREA
M	24" STOP BAR
N	STOP SIGN AND "RIGHT OUT ONLY" SIGN
O	ADA SIGN
P	LIGHT POLE (SEE LIGHTING PLAN)
Q	GUARD POST
R	BICYCLE RACK (4 PARKING SPACES)
S	BELLE TIRE SIGN (SEE ARCH. PLANS)
T	TRASH ENCLOSURE (SEE ARCH. PLANS)
U	35' FLAG POLE WITH 60 SQUARE FOOT FLAG
V	TRANSFORMER PAD
W	"FREE AIR" STATION
X	GUARDRAIL
Y	0'-2" HIGH SEGMENTED CONCRETE RETAINING WALL; THE FACE OF THE CONCRETE RETAINING WALL MAY NOT BE WITHIN 3' OF THE PROPERTY LINE.
Z	0'-1.5" HIGH SEGMENTED CONCRETE RETAINING WALL; THE FACE OF THE CONCRETE RETAINING WALL MAY NOT BE WITHIN 3' OF THE PROPERTY LINE.
AA	B6.12 BARRIER CURB AND GUTTER
BB	ADA PAVEMENT SYMBOL
CC	SIGN
DD	CURB TRANSITION
EE	NUMBER OF PARKING SPACES
FF	CONCRETE PAVEMENT
GG	HEAVY DUTY ASPHALT PAVEMENT
HH	DETECTABLE WARNING SURFACE

SITE NOTES

- 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.
- ALL RADI IN PAVED AREAS & ON CURBS SHALL BE 3' UNLESS NOTED OTHERWISE.
- 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.
- PROVIDE SMOOTH TRANSITION FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
- 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 COMPLETED.
- ALL RADI INDICATED SHALL BE FORMED AS CIRCULAR ARCS.
- ALL DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO BASE LINES, PROPERTY LINES OR BUILDING LINES UNLESS OTHERWISE NOTED.
- 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.
- ALL STRIPES ARE TO BE 4" PAINTED, WHITE, UNLESS OTHERWISE NOTED.
- 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.
- 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.
- 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 ON SHEET C601.
- 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.

REVISION

No.	DATE

PROJECT No.: 79595
DATE: 06/07/21
DES.: MNH
DR.: PJD
CKD.: ARS

1815 South Meyers Road
 Suite 950
 Oakbrook Terrace, IL 60181
WOOLPERT
 ARCHITECTURAL ENGINEERING (CORPORATE)

BELLE TIRE ORLAND PARK
 9526 WEST 159TH STREET
 ORLAND PARK, IL 60467

SITE PLAN

SHEET NO. **C200**

