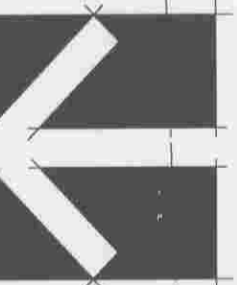
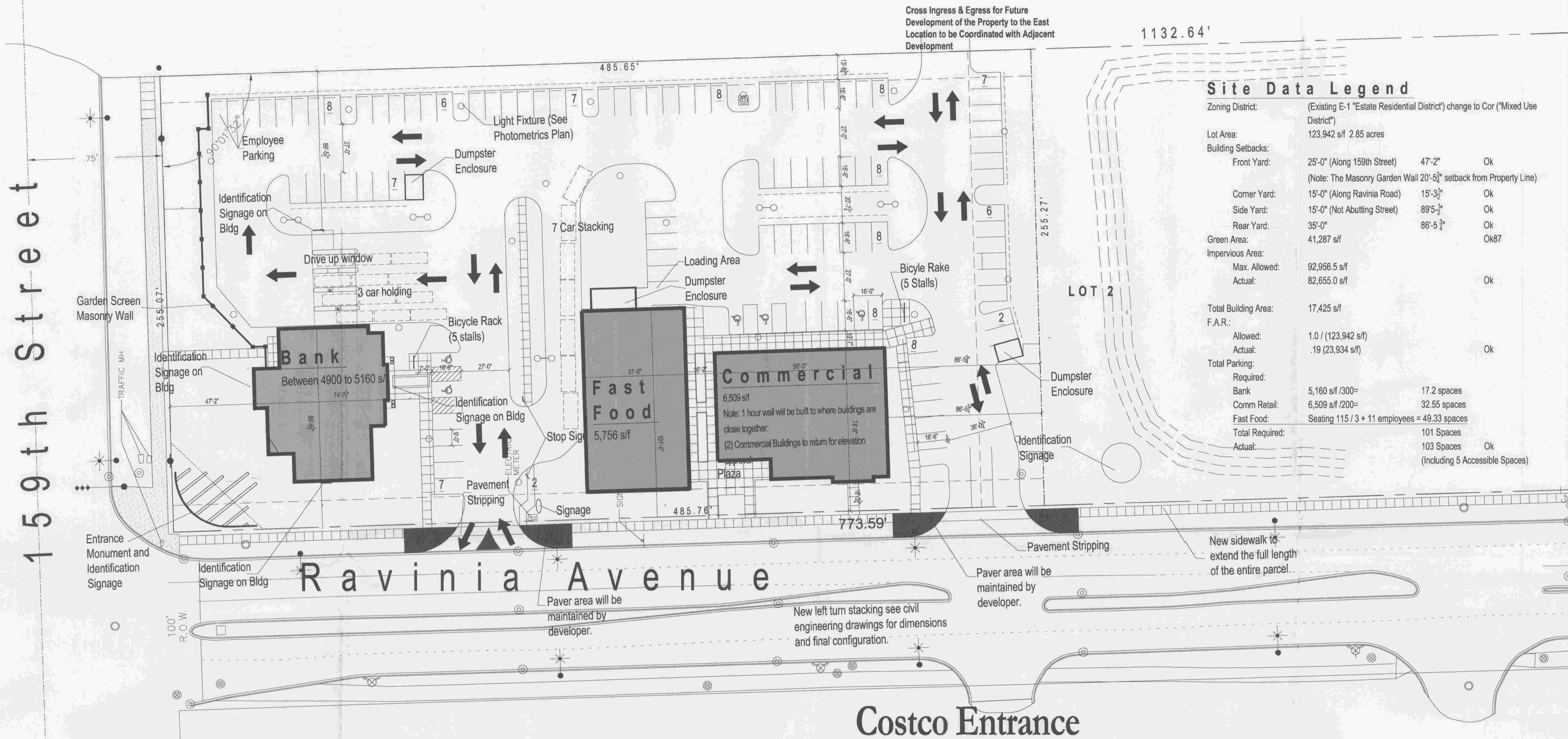


159th Street



# Schematic Site Plan No. 3A

SCALE: 1" = 30'-0"  
 9-18-07  
 REV. 10-26-2007  
 REV. 11-28-2007



Cross Ingress & Egress for Future Development of the Property to the East Location to be Coordinated with Adjacent Development

1132.64'

## Site Data Legend

Zoning District:	(Existing E-1 "Estate Residential District") change to Cor ("Mixed Use District")	
Lot Area:	123,942 s/f 2.85 acres	
Building Setbacks:		
Front Yard:	25'-0" (Along 159th Street)	47'-2" Ok
(Note: The Masonry Garden Wall 20'-5 1/2" setback from Property Line)		
Corner Yard:	15'-0" (Along Ravinia Road)	15'-3 1/2" Ok
Side Yard:	15'-0" (Not Abutting Street)	89'-5 1/2" Ok
Rear Yard:	35'-0"	86'-5 3/4" Ok
Green Area:	41,287 s/f Ok87	
Impervious Area:		
Max. Allowed:	92,956.5 s/f	
Actual:	82,655.0 s/f Ok	
Total Building Area:	17,425 s/f	
F.A.R.:		
Allowed:	1.0 / (123,942 s/f)	
Actual:	.19 (23,934 s/f) Ok	
Total Parking:		
Required:		
Bank	5,160 s/f /300=	17.2 spaces
Comm Retail:	6,509 s/f /200=	32.55 spaces
Fast Food:	Seating 115 / 3 + 11 employees =	49.33 spaces
Total Required:	101 Spaces	
Actual:	103 Spaces Ok (Including 5 Accessible Spaces)	

NO.	BY:	DATE:	DESCRIPTION:
1	SAS	10/18/07	DESIGN REVIEW
2	SAS	10/24/07	OWNER REVISIONS
3	SAS	10/29/07	VILLAGE SUBMITTAL FOR SITE PLAN REVIEW
4	SAS	11/28/07	RESPONSE TO VILLAGE COMMENTS
5	SAS	12/10/07	traffic study response

**NOTE TO BUILDING DEPARTMENT:**  
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Proposed New Bank Facility for:  
**Heritage Bank**  
 159th and Ravinia Avenue  
 Orland Park, Illinois  
 For Preliminary Review by Owner

**THE SHALVIS GROUP P.C. ARCHITECTURE**  
 11500 W. 153rd Street, Suite NW, Orland Park, Illinois 60467  
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PROJECT ARCHITECT: S.A.S. DATE: 10/17/2007  
 DRAFTPERSON: SAS SCALE: See Sheet  
 APPROVED: [Signature] COMPUTER NAME: [Name]  
 PREPARED FOR: Heritage Bank  
 LOCATION: Heritage Bank, 159th and Ravinia Avenue, Orland Park, Illinois  
 JOB NUMBER: 2007-055

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SHEET NUMBER:  
**A-1.0** OF