

FINAL SITE PLAN FOR MARQUETTE BANK LENDING GROUP OFFICE COMPLEX

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MAY - 1 2012

By _____

ORLAND PARK, ILLINOIS

DEVELOPER:

TJ CAHEY BUILDERS, INC II
9961 W. 151ST STREET
ORLAND PARK, ILLINOIS 60462
(708) 349-1575

ENGINEER:

DESIGNTEK ENGINEERING, INC.
9500 BORMET DRIVE, SUITE 304
MOKENA, ILLINOIS 60448
(708) 326-4961

SURVEYOR:

DESIGNTEK SURVEYING, LLC.
9500 BORMET DRIVE, SUITE 304
MOKENA, ILLINOIS 60448
(708) 478-6161

PLAN AND PARKING DATA:

TOTAL AREA	= 62,997 SQ-FT
TOTAL EXISTING BUILDING AREA	= 1.45 ACRES
BUILDING COVERAGE PER PROPOSED PLAN	= 10,784 SQ-FT
	= 17.12%
PARKING SPACES REQUIRED PER ORDINANCE (BASED ON 1 PER 300 SQ-FT)	= 36 SPACES
HC SPACES REQUIRED PER ILL. ACC. CODE (BASED ON 26 TO 50 STALLS)	= 2 SPACES
MAXIMUM STALLS ALLOWED PER ORDINANCE (BASED ON 20% OVER REQUIRED)	= 43 SPACES
PARKING STALLS PROVIDED PER PLAN	= 61 SPACES
HC SPACES PROVIDED PER PLAN	= 3 SPACES

LOT COVERAGE (IMPERVIOUS AREAS):

TOTAL SITE AREA	= 62,997 SQ-FT
EXISTING IMPERVIOUS AREA	= 37,298 SQ-FT
EXISTING LOT COVERAGE	= 59.2%
EXISTING IMPERVIOUS AREA TO BE REMOVED	= 1,349 SQ-FT
"NEW" IMPERVIOUS AREAS	= 6,187 SQ-FT
TOTAL IMPERVIOUS AREA	= 42,136 SQ-FT
LOT COVERAGE	= 66.9%
ALLOWABLE LOT COVERAGE PER ORDINANCE	= 75%

PAVEMENT LEGEND

	EXISTING CONCRETE PAVEMENT & WALK
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK

LEGEND

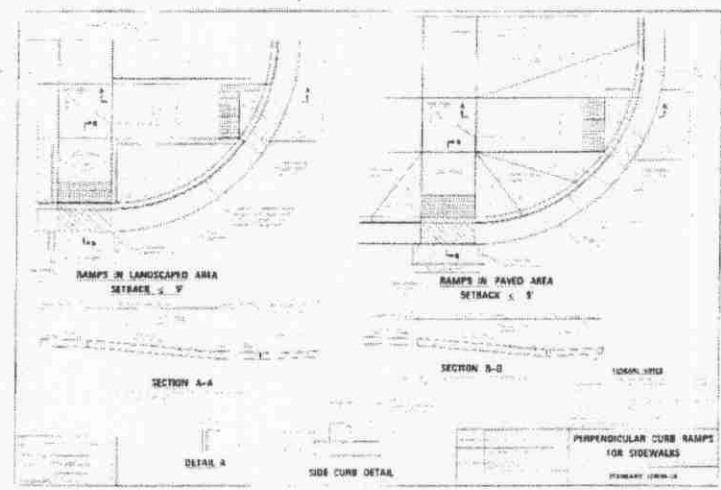
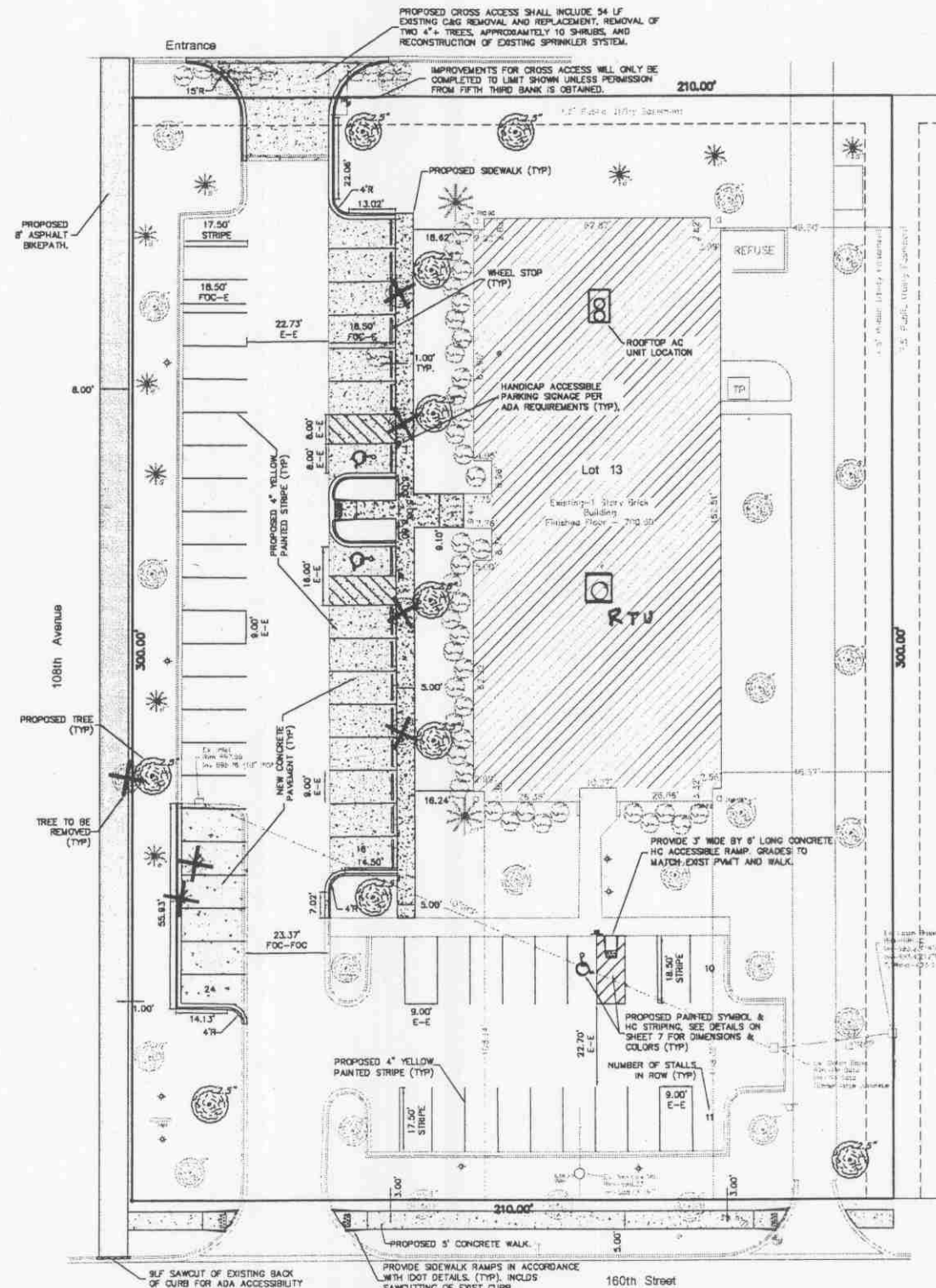
TC	TOP OF CURB
FL	FLOW LINE OF CURB
CONC	CONCRETE PAVEMENT
(ME)	MATCH EXISTING
TW	TOP OF WALK
E	EDGE OF MARKING
FOC	FACE OF CURB
BOC	BACK OF CURB
C.	CENTER
DEPR.	DEPRESSED

TREE REMOVAL AND REPLACEMENT:

TOTAL TREES TO BE REMOVED	= 7 EA
REQUIRED REPLACEMENT TREES (2-2.5" DIA PER TREE BEING REMOVED)	= 14 EA
PROPOSED 2.5" DIA TREES	= 10 EA
# OF TREES NOT REPLACED (CASH IN LIEU)	= 4 EA

LEGEND

EXISTING	PROPOSED
	SANITARY SEWER
	STORM SEWER
	CATCH BASIN
	OPEN LID MANHOLE
	CLOSED LID MANHOLE
	INLET
	WATER MAIN
	VALVE
	HYDRANT
	FLARED END
	STREET LIGHT
	UTILITY POLE
	B-BOX
	RETAINING WALL
	SILT FENCE
	CONTOUR
	FLOODPLAIN
	FLOODWAY
	OVERLAND FLOW ROUTE
	WETLANDS
	WETLAND BUFFER
	DEPRESSED WALK



BOARD APPROVED

Case No: 2012-0137

Date: May 7, 2012

W/Conditions: YES

W/Out Conditions: _____

VILLAGE OF ORLAND PARK

NO.	DATE	DESCRIPTION
1	05-01-12	PER VILLAGE REVIEW
2	05-01-12	PER VILLAGE REVIEW
3	05-01-12	PER VILLAGE REVIEW

TJ CAHEY BUILDERS INC, II
9961 W. 151ST STREET
ORLAND PARK, IL 60462
708-349-1575

PARKING LOT EXPANSION PLANS
FOR
15959 S. 108th AVENUE
ORLAND PARK, IL 60462

DESIGNTEK ENGINEERING, INC.
CONSULTING AND SITE DESIGN ENGINEERS
9500 BORMET DRIVE, SUITE 304
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(708) 326-4961
IL PROF. LIC. NO.: 184-003740



PROJECT INFORMATION
Project No.: 12-0003
Scale: 1"=20'
Date: 03-08-12
Design By: SDS
Drafted By: SDS
Checked By: NSS