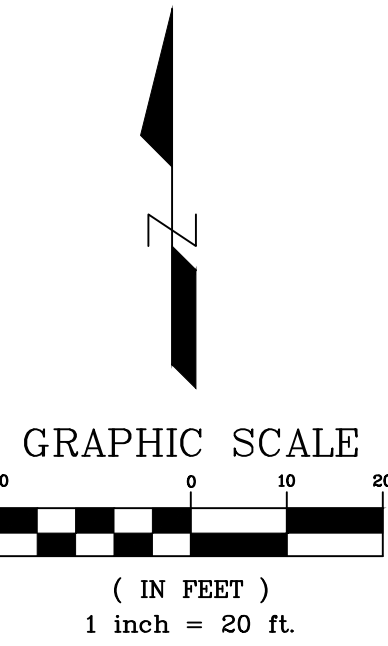
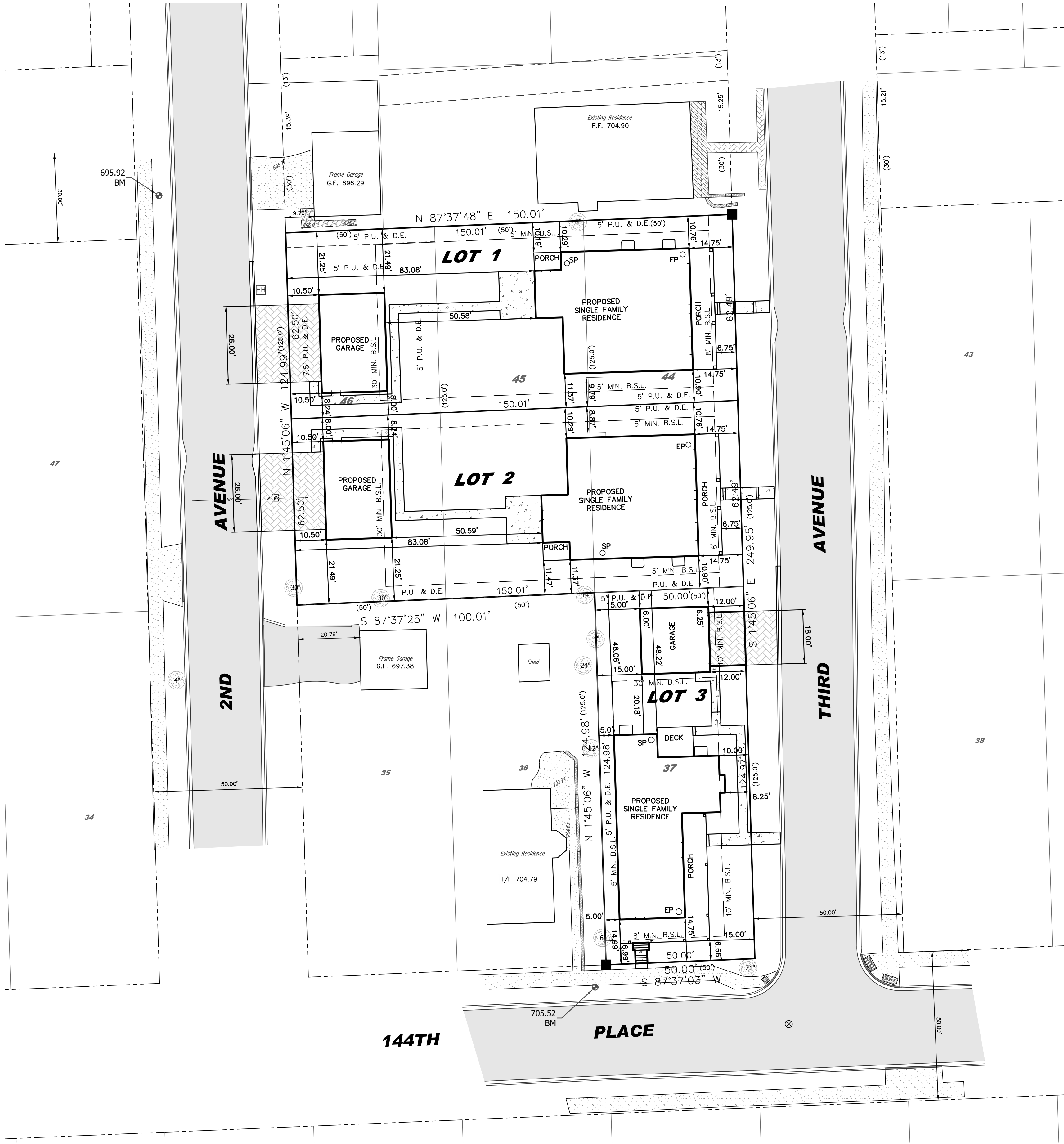


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PRELIMINARY SITE PLAN

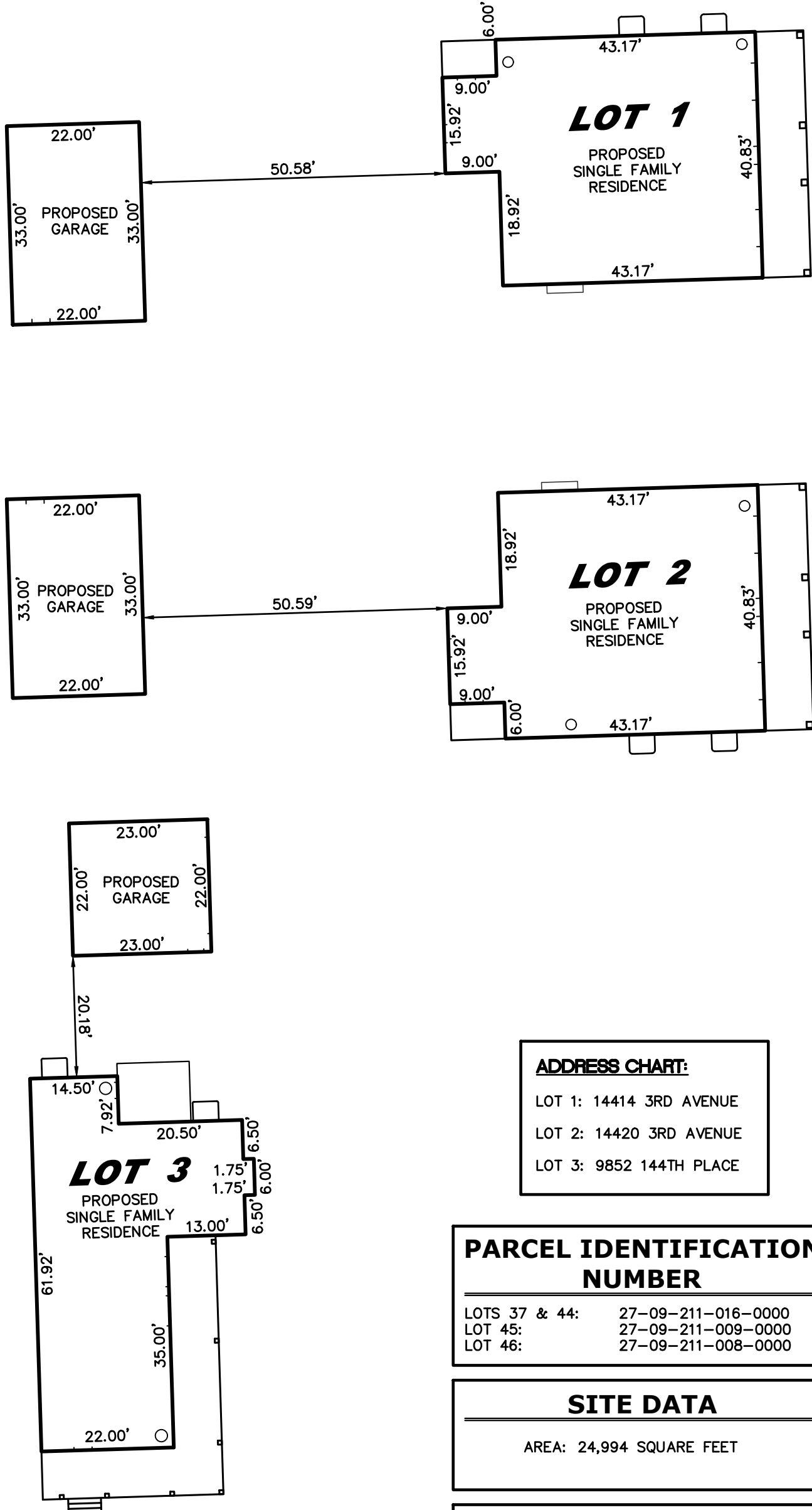


PROJECT/SITE DATA BOX	
GROSS AREA:	24,994 SQ. FT. OR 0.5738 ACRES
NET AREA:	24,994 SQ. FT. OR 0.5738 ACRES
LANDSCAPE AREA (PERVIOUS):	14,568 SQ. FT. OR 0.3344 ACRES
GROSS IMPERVIOUS AREA:	10,426 SQ. FT. OR 0.2393 ACRES
SITE COVERAGE AREA (GROSS):	41.71%
LOTS:	3

LOT 1 AREA:	9,374 S.F.
PROPOSED CONDITIONS:	
HOUSE FOUNDATION:	1,906 S.F.
GARAGE FOUNDATION:	726 S.F.
FRONT PORCH:	327 S.F.
WALKS, STEPS & PATIO:	485 S.F.
REAR PORCH:	54 S.F.
IMPERVIOUS DRIVEWAY AREA (60% OF 315 S.F.):	189 S.F.
PERVIOUS DRIVEWAY AREA (40% OF 315 S.F.):	126 S.F.
TOTAL IMPERVIOUS-LOT AREA:	3,687 S.F.
LOT COVERAGE:	3,687/9,374 = 39.33%
BUILDING COVERAGE:	3,013/9,374 = 32.14%
PERVIOUS AREAS:	5,687/9,374 = 60.67%

LOT 2 AREA:	9,374 S.F.
PROPOSED CONDITIONS:	
HOUSE FOUNDATION:	1,906 S.F.
GARAGE FOUNDATION:	726 S.F.
FRONT PORCH:	327 S.F.
WALKS, STEPS & PATIO:	480 S.F.
REAR PORCH:	54 S.F.
IMPERVIOUS DRIVEWAY AREA (60% OF 315 S.F.):	189 S.F.
PERVIOUS DRIVEWAY AREA (40% OF 315 S.F.):	126 S.F.
TOTAL IMPERVIOUS-LOT AREA:	3,682 S.F.
LOT COVERAGE:	3,682/9,374 = 39.28%
BUILDING COVERAGE:	3,013/9,374 = 32.14%
PERVIOUS AREAS:	5,692/9,374 = 60.72%

LOT 3 AREA:	6,249 S.F.
PROPOSED CONDITIONS:	
HOUSE FOUNDATION:	1,560 S.F.
GARAGE FOUNDATION:	506 S.F.
FRONT PORCH:	520 S.F.
WALKS, STEPS & PATIO:	221 S.F.
REAR PORCH:	120 S.F.
IMPERVIOUS DRIVEWAY AREA (60% OF 216 S.F.):	130 S.F.
PERVIOUS DRIVEWAY AREA (40% OF 216 S.F.):	86 S.F.
TOTAL IMPERVIOUS-LOT AREA:	3,057 S.F.
LOT COVERAGE:	3,057/6,249 = 48.92%
BUILDING COVERAGE:	2,586/6,249 = 41.38%
PERVIOUS AREAS:	3,192/6,249 = 51.08%



LEGAL DESCRIPTION

LOTS THIRTY-SEVEN (37), FORTY-FOUR (44), FORTY-FIVE (45) AND FORTY-SIX (46) IN HUMPHREY'S SUBDIVISION OF THE NORTH FOUR HUNDRED AND FIFTY-FIVE (455) FEET OF THE NORTH THIRTY (30) ACRES OF THE SOUTH SIXTY (60) ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER (W. 1/2 OF NE. 1/4) OF SECTION NINE (9), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE TWELVE (12), EAST OF THE THIRD (3RD) PRINCIPAL MERIDIAN, LYING EAST OF THE WABASH, ST. LOUIS & PACIFIC RAILROAD, IN COOK COUNTY, ILLINOIS.

2ND AVENUE DEVELOPMENT
14439 1ST AVENUE
ORLAND PARK, ILLINOIS
(708) 369-7489

FINAL ENGINEERING PLANS
FOR
PEONY PLACE
ORLAND PARK, ILLINOIS

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(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740



PROJECT INFORMATION	
Project No.:	18-0054
Scale:	1" = 20'
Date:	03-11-2019
Design By:	SDS
Drawn By:	NSM
Checked By:	SDS

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OF
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PRELIMINARY SITE PLAN

REVIEW SET
NOT FOR CONSTRUCTION