

ILLINOIS ROUTE 45 (LAGRANGE ROAD)

LOT 6
LOWES ORLAND PARK SUBDIVISION
PER DOCUMENT 0517503092
STORMWATER MANAGEMENT EASEMENT
LOWES HOME CENTERS, INC.



EXISTING CONDITIONS
SYMBOLS

- LIGHTPOLE
- UTILITY POLE
- PIPE BOLLARD
- SIGN

SITE SYMBOLS

- LIGHTPOLE
- UTILITY POLE
- PIPE BOLLARD
- SIGN

PAVEMENT HATCH LEGEND

- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED HEAVY-DUTY BITUMINOUS PAVEMENT
- PROPOSED 6" BUTT JOINT BITUMINOUS PAVEMENT OVERLAY
- PROPOSED CONCRETE PAVEMENT & SIDEWALKS

GUARD RAIL DETAIL

SCALE: 3/4"=1'-0"

CIVIL SITE PLAN



SITE KEYNOTES:

- CONSTRUCT B6.12 CURB & GUTTER
- CONSTRUCT 5' WIDE CONCRETE SIDEWALK
- CONSTRUCT 7' WIDE CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- BITUMINOUS PAVEMENT
- HEAVY-DUTY BITUMINOUS PAVEMENT
- TRASH ENCLOSURE WITH GATES, SEE ARCHITECTURAL SHEETS FOR DETAIL MATERIALS TO MATCH BUILDING
- CONSTRUCT HANDICAPPED ACCESSIBLE RAMP @ 12:1 (H:V) MAXIMUM SLOPE WITH DETECTABLE WARNING STRIP & DEPRESSED B6.12 CURB & GUTTER
- INSTALL HANDICAP PARKING SIGN (\$250 FINE)
- INSTALL "TO GO" SIGN PER ARCHITECTURAL DETAILS
- INSTALL IDOT TYPE III TEMPORARY BARRICADES
- CONSTRUCT BIKE RACK ON CONCRETE PAD PER ARCHITECTURAL PLANS
- TRANSFORMER PAD BY GENERAL CONTRACTOR PER ELECTRIC COMPANY SPECIFICATIONS (COORDINATE SIZE AND LOCATION WITH UTILITY COMPANY)
- SITE IDENTIFICATION SIGN, COORDINATE WITH ARCHITECTURAL AND ELECTRICAL PLANS
- PROJECT CONSTRUCTION SIGN
- PAINT 4" WIDE STRIPE, YELLOW
- PAINT 4" WIDE STRIPE @ 45°, 2 FEET APART, YELLOW
- PAINT HANDICAPPED PARKING SYMBOL, YELLOW
- INSTALL HAND RAILING PER ARCHITECTURAL PLANS
- POLE MOUNTED AREA LIGHT, SEE LIGHTING PLAN AND COORDINATE WITH ARCHITECTURAL & ELECTRICAL PLANS
- SAWCUT AND REMOVE THE BACK OF THE EXISTING M3.12 CURB & GUTTER TO CREATE DEPRESSED CURB FOR DRIVE ENTRANCE
- SAWCUT EXISTING PAVEMENT TO MATCH B6.12 CURB & GUTTER TO EXISTING M3.12 CURB & GUTTER
- MATCH EXISTING B6.12 CURB & GUTTER
- MATCH EXISTING CONCRETE SIDEWALK
- REMOVE EXISTING CONCRETE SIDEWALK
- REMOVE EXISTING CONCRETE BUMPER BLOCKS
- RELOCATE EXISTING TREE ON SITE
- RELOCATE EXISTING LIGHTPOLE NORTH OF NEW ENTRANCE (VILLAGE OF ORLAND PARK SPECIFICATIONS & STANDARDS SHALL BE ADHERED TO FOR THE RELOCATION OF THE EXISTING STREET LIGHT) RELOCATION WILL REQUIRE NEW WIRING IN UNIT DUCT FROM THE STREET LIGHT LOCATED TO THE SOUTH ON THE WEST SIDE OF 95TH AVENUE AND TO THE STREET LIGHT LOCATED TO THE EAST ON THE NORTH SIDE OF WHEELER DRIVE, NO SPLICES TO THE UNDERGROUND ELECTRICAL WIRING ARE ALLOWED BETWEEN STREET LIGHT POLES.
- 6" GRINDING BUTT JOINT (SEE DETAIL)
- LANDSCAPE AREA

GENERAL NOTES:

- THE INFORMATION SHOWN HEREIN WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY: WEBSTER, MCGRATH & AHLBERG LTD. 207 SOUTH NAPERVILLE ROAD WHEATON, ILLINOIS 60187 (630) 668-7603
- ALL DESIGN INFORMATION BASED UPON GEOTECHNICAL REPORT PREPARED BY: THE ORN GROUP 10 NORTHWEST AVENUE, SUITE 240 TALLMADGE, OHIO 44278
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODES.
- ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO START OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
- THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH RESPECTIVE UTILITY.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
- ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
- ALL RADII DIMENSIONS ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.
- DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
- THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
- GENERAL CONTRACTOR WILL ERECT AND ILLUMINATE A SITE IDENTIFICATION SIGN, PER OWNER'S SPECIFICATION. COORDINATE LOCATION WITH OWNER'S REPRESENTATIVE.
- FINISH CURB AND WALK ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT GRADE UNLESS NOTED DIFFERENT ON PLAN.
- CONTRACTOR SHALL ENSURE THAT ADEQUATE SITE LIGHTING IS PROVIDED PER OWNER'S SPECIFICATIONS.
- ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
- ALL DISTURBED AREAS SHALL HAVE TEMPORARY SEEDING AND MULCHING. ALL AREAS THAT ARE PLANNED TO BE BARE FOR MORE THAN 45 DAYS SHALL BE SEED AND MULCHED WITHIN SEVEN (7) DAYS.
- ALL LOT STRIPING AND DIRECTIONAL ARROWS TO BE WHITE REFLECTIVE MARKINGS AND SHALL CONFORM TO LOCAL REGULATIONS.
- COMPACTION AND MAINTENANCE OF PROPER MOISTURE CONTENT OF THE SOIL UNDER BUILDINGS AND PAVED AREAS SHALL BE ACCOMPLISHED TO ACHIEVE 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY OR AS RECOMMENDED IN THE SOIL REPORT.
- BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHO PREPARED THE PLANS OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATIONS TO THESE PLANS OR OF ANY FIELD CONFLICTS.
- ALL PERMITS RELATIVE TO THE PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.
- ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE EXACT SIZE OF HVAC CONCRETE PADS WITH MECHANICAL CONTRACTOR. REFER TO MECHANICAL PLANS FOR DETAILS.
- ALL SEEDING, TEMPORARY AND PERMANENT, TO BE INSTALLED TO LOCAL REGULATIONS AND STANDARD PRACTICES.
- ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE "CURRENT EDITION OF THE STATE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS".
- ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THESE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
- CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, ACCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.

FLOOD DATA:

PARCEL LIES WITHIN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 500 YR FLOODPLAIN, PER FEMA FIRM PANEL NUMBER 17031C0701F, EFFECTIVE NOVEMBER 6, 2000

BENCHMARK DATA:

VERTICAL DATUM..... U.S.G.S.
BENCHMARK LOCATION..... INVERT OF FLARED END SECTION (STRUCTURE #24) LOCATED AT THE EAST END OF THE DETENTION POND ON LOT 6 IN LOWES ORLAND PARK SUBDIVISION - ELEVATION 681.57'
WEBSTER, MCGRATH AND AHLBERG 207 SOUTH NAPERVILLE ROAD WHEATON, IL 60187 630.668.7603 (P) 630.682.1760 (F)

SEE TOPOGRAPHIC SURVEY PREPARED BY.....

SITE DATA TABLE

GROSS SITE AREA	1.78 ACRES
NET SITE AREA	1.51 ACRES
AREA OF WETLANDS, FLOODPLAIN OR OPEN WATER	0 ACRES
LANDSCAPE AREA	0.48 ACRES
FLOOR AREA	5,990 S.F.
FLOOR AREA RATIO	7.7 %
NUMBER OF SEATS	204
NUMBER OF EMPLOYEES	18
PARKING REQUIRED	90 STALLS WITH 4 HANDICAPPED
PARKING PROVIDED	107 STALLS WITH 5 HANDICAPPED
GROSS IMPERVIOUS AREA	1.30 ACRES
PERCENT IMPERVIOUS AREA	73 %
NUMBER OF LOTS	1
NUMBER OF BUILDINGS	1



RED ROBIN GOURMET BURGERS
13503 LAGRANGE ROAD
ORLAND PARK, IL 60462

PRELIMINARY SITE PLAN
PERMIT ISSUE: 3/21/2008

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Revisions

- REV PER PRELIM PLANNING & ENGINEERING: 2/29/08
- REV. PER BURKE ENGINEERING: 3/1/08
- PLANNING: 3/21/08

Drawn By

R.J.B.

Checked By

M.D.W.

Scale

1" = 20' - 0"

Date

2/4/08

Job No.

2007-06

Sheet No.

PSP 1.0