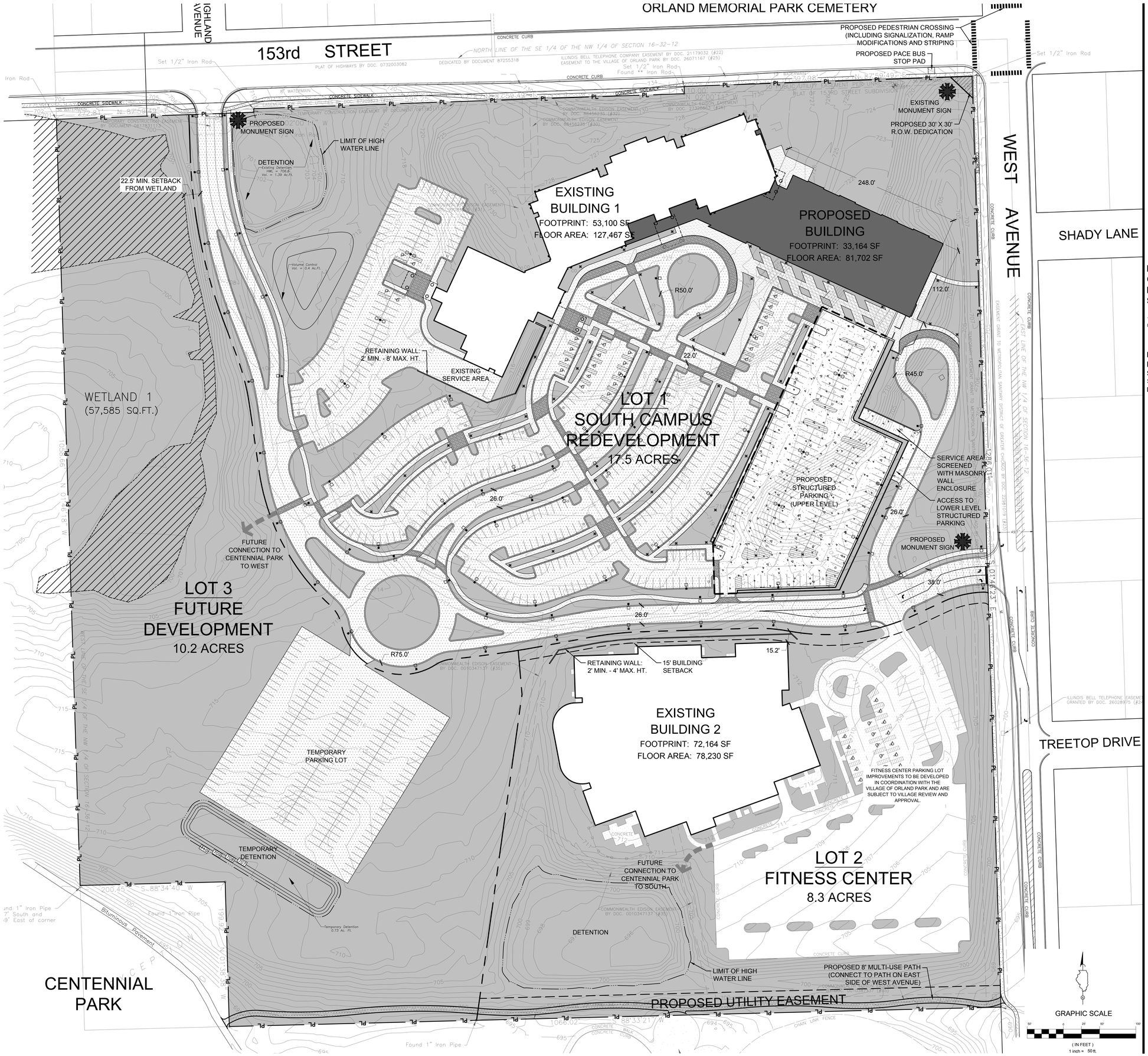
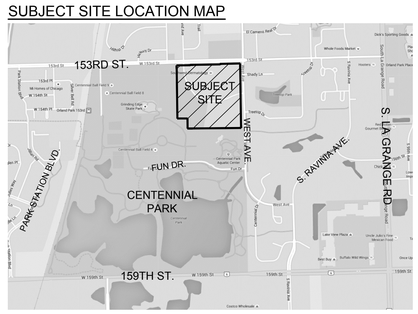


LEGEND

- PROPERTY LINE
- INTERNAL LOT LINE
- ASPHALT
- CONCRETE PAVEMENT
- EXISTING BUILDING
- PROPOSED BUILDING
- LANDSCAPE AREA / OPEN SPACE
- WETLANDS
- BRICK PAVERS
- SIDEWALK
- SITE LIGHTING
- MONUMENT SIGN (INTERNAL WAYFINDING SIGNAGE TBD)

SUBJECT SITE LOCATION MAP



LOT 1 - SOUTH CAMPUS REDEVELOPMENT			17.5 AC.	48.6 %
GROSS IMPERVIOUS AREA:	453,623 SF	10.4 AC.	59.4%	NET AREA (BUILDABLE): 17.2 ACRES
Existing Building 1 (Footprint)	*53,100 sf*	*(Floor Area)*	*127,467 sf*	TOTAL FLOOR AREA: 209,169 S.F.
Proposed Building (Footprint)	*33,164 sf*	*(Floor Area)*	*81,702 sf*	FLOOR AREA RATIO: 0.27
Parking and Driveways	*313,603 sf*			
Sidewalks	*53,756 sf*			
GROSS PERVIOUS AREA:	311,326 SF	7.1 AC.	40.6%	
Landscaped Area	*294,044 sf*			
R.O.W. Dedication	*450 sf*			
Detention	*16,832 sf*			
LOT 2 - FITNESS CENTER			**8.3 AC.**	**23.1 %**
GROSS IMPERVIOUS AREA:	179,148 SF	4.1 AC.	49.4%	NET AREA (BUILDABLE): 7.3 ACRES
Existing Building 2 (Footprint)	*72,164 sf*	*(Floor Area)*	*78,230 sf*	TOTAL FLOOR AREA: 78,230 S.F.
Parking and Driveways	*98,518 sf*			FLOOR AREA RATIO: 0.22
Sidewalks	*8,466 sf*			
GROSS PERVIOUS AREA:	183,077 SF	4.2 AC.	50.6%	
Landscaped Area	*126,328 sf*			
Utility Easement	*21,655 sf*			
Detention	*35,094 sf*			
LOT 3 - FUTURE DEVELOPMENT			**10.2 AC.**	**28.3 %**
GROSS IMPERVIOUS AREA:	64,727 SF	1.5 AC.	14.7%	NET AREA (BUILDABLE): 8.5 ACRES
Temporary Parking Lot	*64,727 sf*			
GROSS PERVIOUS AREA:	378,284 SF	8.7 AC.	85.3%	
Landscaped Area	*306,761 sf*			
Wetland	*57,585 sf*			
Detention	*13,938 sf*			
GROSS SITE AREA			**36.0 AC.**	**100.0 %**

PARKING ANALYSIS			
REQUIRED PARKING SPACES:			763 TOTAL
ADA Parking Spaces	*15*	*2.0%*	
Standard Parking Spaces	*748*	*98.0%*	
PROPOSED PARKING SPACES:			763 TOTAL
ADA Parking Spaces (Surface)	*25*	*3.3%*	
ADA Parking Spaces (Covered)	*10*	*1.3%*	
Standard Parking Spaces (Surface)	*576*	*75.5%*	
Standard Parking Spaces (Covered)	*152*	*19.9%*	

Palos Community Hospital

WALSH

PALOS COMMUNITY HOSPITAL SOUTH CAMPUS

15300 West Ave
Orland Park, IL 60462

L1.00
PRELIMINARY SITE PLAN
Scale:
DATE: June 7, 2016

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