SITE DATA BOX

-4670 INLET TC: 696.62 INV 24" RCP W 690.37 INV 15" RCP E 690.42 INV 12" STEEL S 692.87

4669 INLET TC: 696.24 NV 6" PVC W 694.64 NV 12" STEEL N 693.59 INV 6" PVC E 694.64

	1	ı			
	EXISTING	PROPOSED			
ZONING DISTRICT	E-1	BIZ			
PRINCIPAL STRUCTURES	2	1			
BIZ REQUIREMENTS					
	REQUIRED	PROPOSED			
FLOOR AREA RATIO	MAX 1.0	0.19			
LOT AREA	MIN 10,000 SF	1.20 AC (52,272 SF			
LOT COVERAGE	MAX 75%	73%			
GREEN SPACE	MIN 25%	27%			
BUILDING HEIGHT (FT)	MAX 50	28			
STANDARD PARKING STALLS	33	37			
ACCESSIBLE PARKING STALLS	MIN 2	2			
BICYCLE PARKING STALLS	MIN 4	4			
SET	BACKS				
159TH STREET (SOUTH)	MIN 25 FT	62.3 FT			
INTERIOR SIDE (EAST)	MIN 15 FT	15 FT			
INTERIOR SIDE (WEST)	MIN 15 FT	120.7 FT			
REAR (NORTH)	MIN 30 FT	61.3 FT			

LEGEND

SYMBOL	DESCRIPTION
$\langle A \rangle$	INTEGRAL WALK & CURB
⟨B⟩	6" STRAIGHT CURB
	CONCRETE WALK
	CONCRETE STOOP (5'x5' UNLESS OTH
E	REGULAR DUTY ASPHALT PAVEMENT
F	4" PAINTED BLUE PAVEMENT STRIPE AT 45° ANGLE, 2' O.C.
$\langle G \rangle$	4" PAINTED BLUE PAVEMENT STRIPE
$\langle H \rangle$	4" PAINTED WHITE PAVEMENT STRIPE
$\langle \overline{1} \rangle$	CONTROL JOINT
J	EXPANSION JOINT
⟨ĸ⟩	EXPANSION JOINT AT BUILDING
L	LANDSCAPED AREA
M	24" STOP BAR
N	STOP SIGN AND 'RIGHT OUT ONLY' SI
\bigcirc	ADA SIGN
⟨ <u>P</u> ⟩	LIGHT POLE (SEE LIGHTING PLAN)
<u>\Q</u> \	GUARD POST
$\langle R \rangle$	BICYCLE RACK (4 PARKING SPACES)
<u> </u>	BELLE TIRE SIGN (SEE ARCH. PLANS)
$\langle \underline{T} \rangle$	TRASH ENCLOSURE (SEE ARCH. PLANS
<u>\u</u> \	35' FLAG POLE WITH 60 SQUARE FOO
$\langle v \rangle$	TRANSFORMER PAD
⟨w ⟩	"FREE AIR" STATION
⟨×⟩	GUARDRAIL
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	0'-2' HIGH SEGMENTED CONCRETE RE
$\langle z \rangle$	0'-1.5' HIGH SEGMENTED CONCRETE
(AA)	B6.12 BARRIER CURB AND GUTTER

SITE NOTES

- 1. ALL DIMENSIONS IN CURBED AREAS SHALL BE BACK TO BACK OF CURB. -ALL DIMENSIONS IN AREAS WITHOUT CURB SHALL BE TO EDGE OF PAVEMENT. -ALL DIMENSIONS AT INTEGRAL CURB & WALK SHALL BE TO FACE OF CURB.
- 2. ALL RADII IN PAVED AREAS & ON CURBS SHALL BE 3' UNLESS NOTED
- 3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD BEFORE STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITION, THE CONTRACTOR SHALL CONTACT A/E IMMEDIATELY.
- 4. PROVIDE SMOOTH TRANSITION FROM NEW AREAS TO EXISTING FEATURES AS
- ALL AREAS WHERE THE EXISTING PAVEMENT OR PAVEMENTS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR SUPPLIERS SHALL BE RESURFACED OR RECONSTRUCTED AT LEAST TO THEIR ORIGINAL CONDITION AFTER CONSTRUCTION WORK IS
- 6. ALL RADII INDICATED SHALL BE FORMED AS CIRCULAR ARCS.
- 7. ALL DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO BASE LINES, PROPERTY LINES OR BUILDING LINES UNLESS OTHERWISE NOTED.
- 8. ADA RAMP AND SIGNAGE SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, CITY AND LOCAL CODE WHICHEVER HAS JURISDICTION. SEE SITE PLAN FOR LOCATION AND SITE DETAILS FOR SPECIFICATIONS.
- 9. ALL STRIPES ARE TO BE 4" PAINTED, WHITE, UNLESS OTHERWISE NOTED.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AT HIS EXPENSE ALL AUTOMOBILE AND PEDESTRIAN TRAFFIC CONTROL DEVICES REQUIRED BY FEDERAL, STATE, COUNTY, CITY OR LOCAL AGENCY. THE AMOUNT, LOCATION AND SIZE SHALL BE PER DIRECTION OF AGENCY.
- 11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, GRAVEL, AND ANY OTHER MATERIALS TRACKED ONTO ANY PUBLIC OR PRIVATE STREETS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN THESE DAILY IF NECESSARY. THE CONTRACTOR MUST USE WATER OR OTHER METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
- 12. DUE TO PROPOSED SITE CONDITIONS, WORK WILL BE REQUIRED WITHIN THE WEST 159TH STREET (U.S. 6) RIGHT-OF-WAY. CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FROM ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) PRIOR TO STARTING CONSTRUCTION. CONTRACTOR TO FOLLOW IDOT MOT DETAIL
- 13. THE LOCATION OF TENANT SIGNAGE IS PROVISIONAL SUBJECT TO CONFORMANCE WITH SECTION 6-307 OF THE LAND DEVELOPMENT CODE AND APPROVAL OF A PERMANENT SIGN PERMIT.

	8	20' PUBLIC UTILITY EASEMENT FER DOC. NO. 1		BOHOM 695.24 SD	10 31 IN	PRINCIPAL STRUCTURES
		15' PUBLIC UTILITY EASEMENT PER DOC. NO. 86589817	N88°24'24"E M. WALLS		- 8"SAN	BIZ
	$\langle T \rangle_{1}^{57} \langle Z \rangle$	$\langle Y \rangle_{-} - \langle V \rangle_{-}$	396.00' R&M.	198.00'	INV 6" BOTTOM	
	P - 5	(B) 198.00' (P) (P)	3.5'		7 × × × × × × × × × × × × × × × × × × ×	FLOOR AREA RATIO
=_\name{\cappa_{\chi_{\chi}}} GRASS		(L) (P) (B)	Q (2)	_		LOT AREA
			ASPHALT FLOODED			LOT COVERAGE
	B 30' CROSS-ACCE	SS EASEMENT B	ASPHALT CONC. BY	ARRIERS		GREEN SPACE
ASPHALT	(d)			 		BUILDING HEIGHT (FT)
			15' B			STANDARD PARKING STALLS
	120.7'		15' B			ACCESSIBLE PARKING STALL BICYCLE PARKING STALLS
	3 B > / / / / / / / / / / / / / / / / / /	Q K Q		d		BIOTOLE TANKING STALLS
OCHOPER CONDER	6	(4) (6)	FLOODED		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	159TH STREET (SOUTH)
	E E		CONC. B	ARRIERS		INTERIOR SIDE (EAST)
B	18.5'					INTERIOR SIDE (WEST)
I Y	B			g		REAR (NORTH)
	24.5' 18' 20'		ASPHALT		46 IN	
		10' 4 20' PROPOSED			BE SE	
	M. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	J BUILDING 9,800 S.F. F.F.E. 709.00	23.62	ASPHALT	•	
	10 (12)	(H) (K)	S02.07'17' 287.39'			
	27.0	(TYP)				
	3.0. E				07,	
	B	J (J)				
	B				;]]]	
		D				
ASPHALT	(1) (v. (3'R (L) N. 1	25.5' 5' B		NO N		
PERPETUAL EASEMENT FOR PUBLIC HIGHWA' PURPOSES PER CASE NO. 06L50699 (*	B B	$\begin{array}{c c} & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & \\ & & & \\ & &$	15' ASPHALT			
FURFUSES FER CASE NO. UDLSU099 (123.2'	O, A	ASPHALI			
	P B					
		5 C	(c)	BENCH MARK (SET) IR_OPUS ASPHALT ELEVATION: 709.05'		
	(C) 20			ASPHALT ELEVATION: 709.05'		
CONC. WALK				\$88*25'42"W M		
EX. R/W	\$88.25/42.W M	30'R €	conc.	CONC. GRASS 126.00' R&M. S02°07'17'00NG, WALK GRASS	EX. R/W	
GRASS	2 30′R₄	103.00'		17.23' M.		
	(AA)	EX. R/W	38°25'42"W M. 175.00' R&MEX. CURB	& GUTTER		
		/				
	N02'07'17"W W/	PERPET	JAL EASEMENT FOR PUBLIC HIGHWAY PURPOSES SE NO. 06L050792 BEING PARCEL 0FZ0013DED			
				= -= == == == == == == == == == == == == =		
329.85' M. 330.00' R.			N89 [·] 37 ['] 40"W R. S88°25'42"W M.		•	SE CORNER OF THE SW 1/4 OF SEC. 15-36-12 NO MONUMENTATION FOUND
<u> </u>	E SW 1/4 OF SEC. 15-36-12		S88°25'42"W M. 2682.52' M.			LOCATION RECOVERED PER RECOVERY TIES REFERENCED IN MONUMENT RECORD DOC. NO. 1126218005
SW CORNER OF THE SW 1/4 OF SEC. 15–36–12 MAG NAUL FOUND SOUTH LINE OF THE	MAIERT 150TU RTREFTI					
PER MONUMENT RECORD DOC. NO. 1126218003	(WEST 159TH STREET) PUBLIC R.O.W. (WIDTH VARIES)					



OOT FLAG RETAINING WALL RETAINING WALL NUMBER OF PARKING SPACES CONCRETE PAVEMENT HEAVY DUTY ASPHALT PAVEMENT DETECTABLE WARNING SURFACE -ALL DIMENSIONS FROM BUILDING SHALL BE FROM FACE OF BUILDING.

AND

SHEET NO.