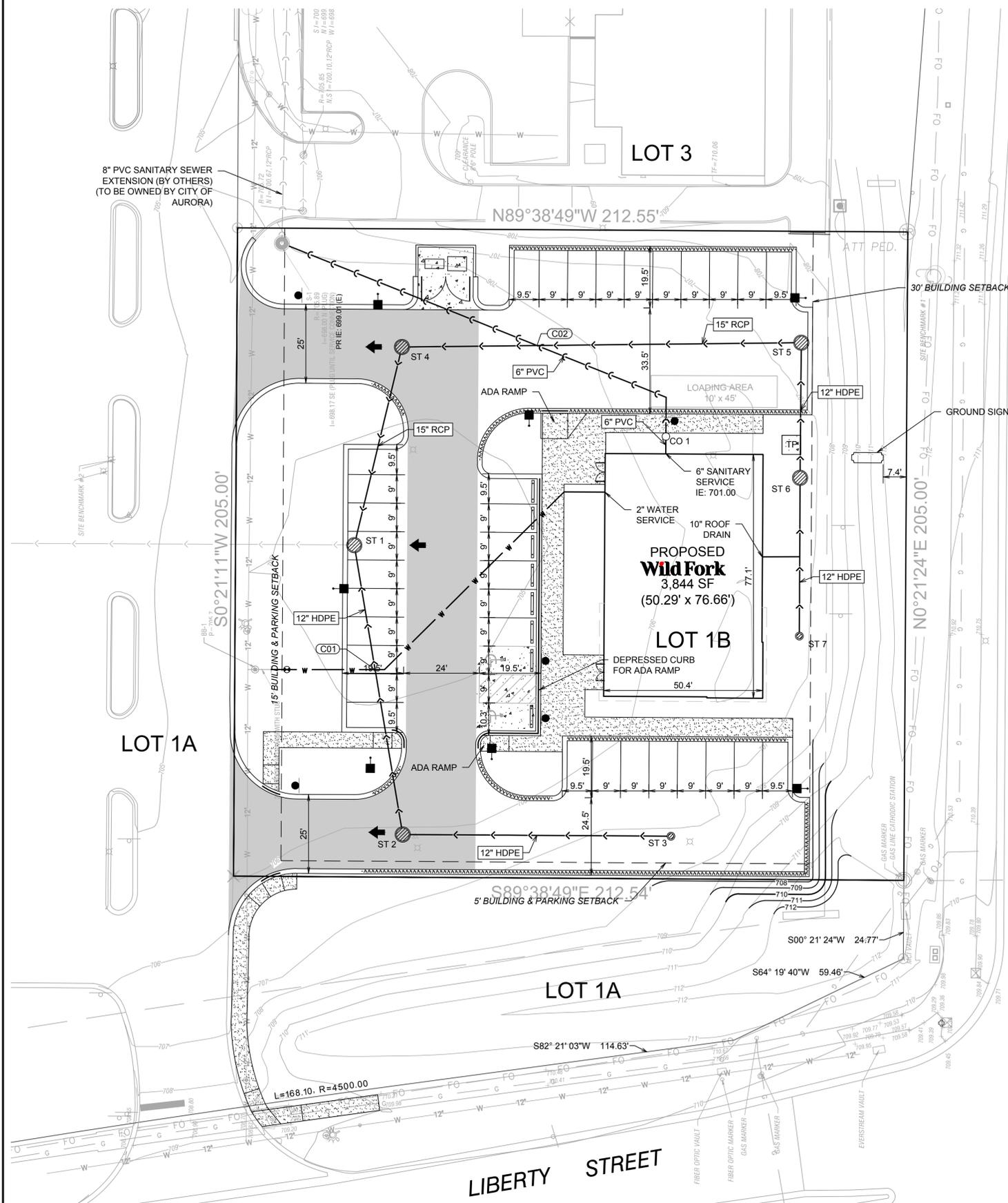


FINAL PLAN FOR LOT 1B, MERIDIAN CAMPUS, PHASE II, UNIT 4



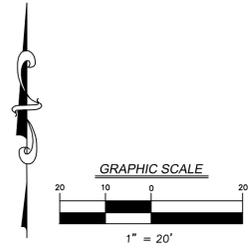
Development Data Table: Final Plan					
Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s):	0		j) Total Number of Residential Dwelling Units	0	units
b) Proposed land use(s):	0		i. Gross Density	0.00	du/acre
c) Total Property Size	1.0	Acres	ii. Net Density	0.00	Net Density
d) Total Lot Coverage (buildings and pavement)	0	Square feet	k) Number of Single Family Dwelling Units	0	units
e) Open space / landscaping	0	Square feet	i. Gross Density	0.00	du/acre
f) Land to be dedicated to the School District	0	Acres	ii. Net Density	0.00	Net Density
g) Land to be dedicated to the Park District	0	Acres	iii. Unit Square Footage (average)	0	square feet
h) Number of parking spaces provided (individually accessible)	38	spaces	iv. Bedroom Mx	0%	% 1 bdr
i. surface parking lot	38	spaces		0%	% 2 bdr
ii. perpendicular	36	spaces		90%	% 2 bdr
iii. parallel	0	spaces		10%	% 3 bdr
iv. angled	0	spaces		0%	% 4 bdr
v. handicapped	2	spaces	m) Number of Multifamily Dwelling Units	0	units
vi. enclosed	0	spaces	i. Gross Density	0.00	du/acre
vii. bike	0	tracks	ii. Net Density	0.00	Net Density
i) Number of buildings	1		iii. Unit Square Footage (average)	0	square feet
ii. Number of stories	1	stories	iv. Bedroom Mx	0%	Efficiency
iii. Building Square Footage (typical)	3845	square feet		40%	% 1 bdr
iv. Square Footage of retail floor area	2728	square feet		50%	% 2 bdr
v. First Floor Building Square Footage (typical)	3845	square feet		10%	% 3 bdr



PAVING LEGEND	
	HEAVY DUTY HMA PAVEMENT 1.5" HMA SURFACE COURSE, MIX C N50 2.5" N50 HMA BINDER COURSE, IL19.0, N50 10" AGGREGATE BASE COURSE - CA6
	REGULAR HMA PAVEMENT 1.5" HMA SURFACE COURSE, MIX C N50 2.5" HMA BINDER COURSE, IL19.0, N50 8" AGGREGATE BASE COURSE - CA6
	CONCRETE PAVEMENT 7" P.C. CONCRETE PAVEMENT WITH (6X6/W2.9=W2.9) W.W.F. 4" AGGREGATE BASE COURSE - CA6
	CONCRETE SIDEWALK 5" P.C. CONCRETE PAVEMENT 4" AGGREGATE BASE COURSE - CA6

SITE SUMMARY	
ZONING PROPOSED: B2 BUSINESS DISTRICT - GENERAL RETAIL (EXISTING ZONING TO REMAIN)	
LOT AREA IMPERVIOUS AREA = 26,878 SF (0.617 AC) 61.7% PERVIOUS AREA = 16,693 SF (0.383 AC) 38.3% TOTAL LOT AREA = 43,571 SF (1.000 AC)	
PROPOSED BUILDING 3,844 SF.	
PARKING SUMMARY	
PROVIDED STALLS STANDARD STALLS = 34 ACCESSIBLE STALLS = 2 TOTAL PARKING PROVIDED = 36	
REQUIRED STALLS 1 SPACE PER 200 GFA (REQUIRED) = 18 (CITY) 5 SPACES PER 1,000 SF (REQUIRED) = 19 (LANDLORD)	

CURB LEGEND	
	B6.12 REGULAR PITCH CURB AND GUTTER
	B6.12 REVERSE PITCH CURB AND GUTTER
	B6.12 DEPRESSED CURB AND GUTTER



ILLINOIS ROUTE #59 (F.A.P. 338)

REVISIONS	
NO.	DATE
1	01-12-24
DESCRIPTION	
PER CITY PLANNING AND ZONING REVIEW	
PROJECT NO.:	ORIGINAL ISSUE DATE:
20525-015	JANUARY 12, 2024
PROJECT MANAGER:	DESIGNED BY:
BRP	RA
DRAWN BY:	DB
DRAWING NO.	
1 of 1	