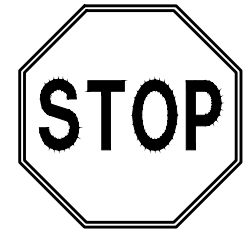


SIGN AND PAVEMENT MARKING

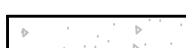


R1-1
24" X 24"

(A)  STOP LINE - 24" SOLID, WHITE

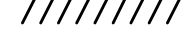
(B)  PAINTED CROSS WALK (PER CITY STANDARD DETAIL 590.33)

PAVEMENT LEGEND

 PROPOSED LIMITS OF CONCRETE DRIVEWAY OR SIDEWALK. SEE NOTE 5, LEFT.

 PROPOSED BRICK PAVER

 PROPOSED STAMPED ASPHALT CROSSWALK (SEE DETAIL, SHEET 10)

 PROPOSED REVERSE PITCH CURB AND GUTTER

 DEPRESSED CURB (SEE NOTE 1, LEFT)

 ADA DETECTABLE WARNING TILE (24 INCH MINIMUM WIDTH)

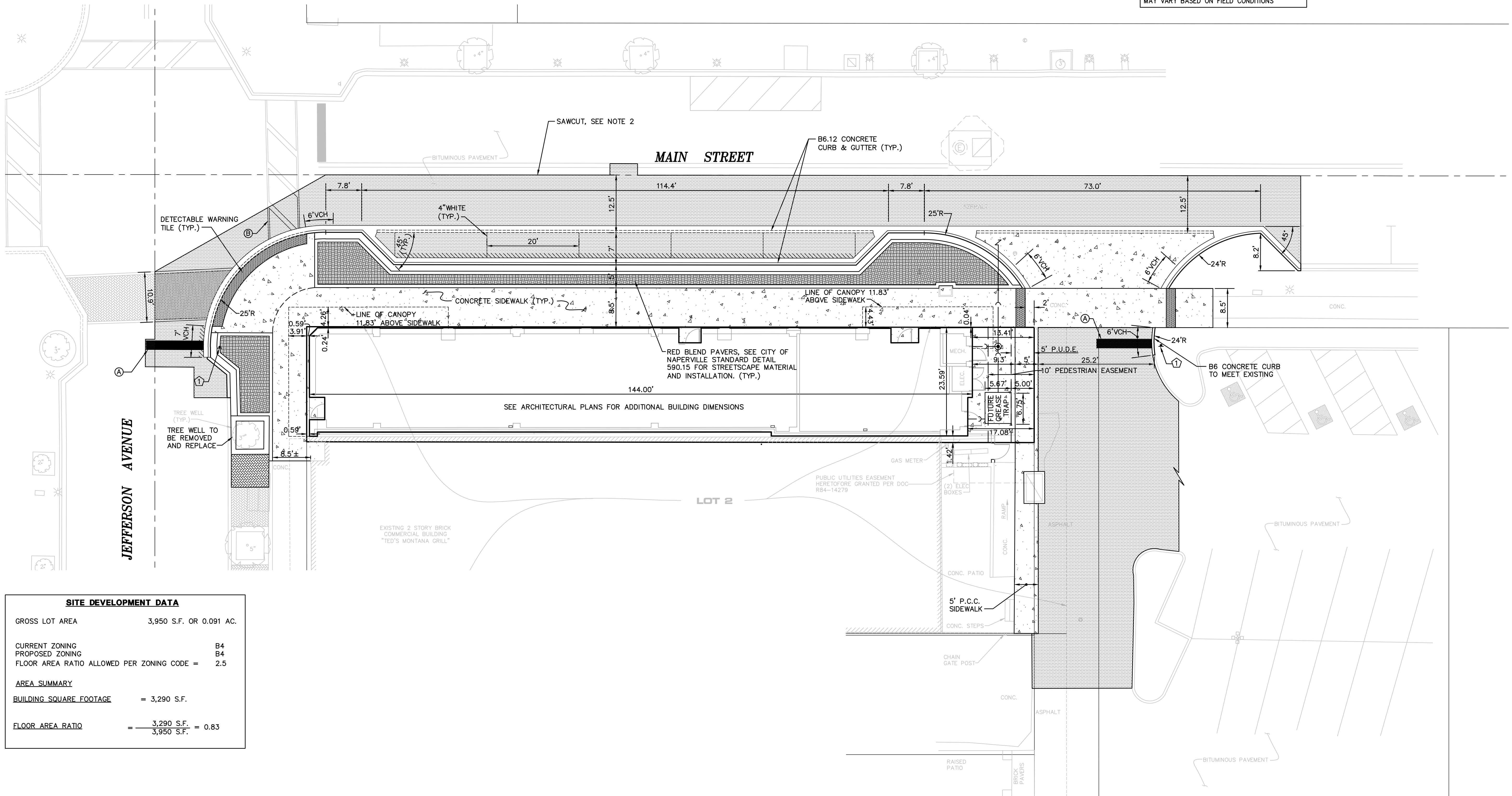
VCH VARIABLE CURB HEIGHT, SEE GRADING PLAN FOR CURB ELEVATIONS

NOTE: PROPOSED LIMITS ARE APPROXIMATE AND MAY VARY BASED ON FIELD CONDITIONS

0 5 10 20

SCALE: 1"=10'

BASIS OF BEARING: THE BEARINGS SHOWN ON THE PLAT MAP ARE BASED ON NAD 83 (2011 ADJ.) ILLINOIS STATE PLANE EAST ZONE



SITE DEVELOPMENT DATA

GROSS LOT AREA 3,950 S.F. OR 0.091 AC.

CURRENT ZONING B4
PROPOSED ZONING B4
FLOOR AREA RATIO ALLOWED PER ZONING CODE = 2.5

AREA SUMMARY

BUILDING SQUARE FOOTAGE = 3,290 S.F.

FLOOR AREA RATIO = $\frac{3,290 \text{ S.F.}}{3,950 \text{ S.F.}} = 0.83$

ROAKE AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS

1884 QUINCY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60540

TEL (630) 356-3232 • FAX (630) 356-3287

PREPARED FOR:

JEFFERSON & MAIN, LLC

510 WHITE OAK DRIVE

NAPERVILLE, ILLINOIS 60540

TEL. (630) 355-1312

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

R. R. BREITWIESER CORNER

SITE PLAN

DRN./CKD. BY: FWB/JGC	FILE: 8501SITE	FLD. BK./PG.: 268/1-14	SHEET NO. 1 OF 1
SCALE: 1"=10'	DATE: 4/6/18	JOB NO.: 850.001	