

PLTSCALE: 1 L1SCALE: 1
 R:\Shared Folders\Projects\6293 - LV General 2019\11.0 Graphics\11.3 Drawings\CP-1 CONCEPT PLAN.dwg
 Plotted On: 11/20/2019 2:10 PM by JOHN STAHL
 Last Modified: 20 November 2019



SITE DATA:

ZONED CENTRAL BUSINESS DISTRICT (CBD)
 TOTAL PROPERTY AREA = 59,738 (1.37 ACRES)
 EXISTING IMPERVIOUS AREA (PRE 1993) = 16,000 SQ. FT.
 TOTAL BUILDING AREA = 15,000 SQ. FT.
 PAVED & SIDEWALK AREA = 21,742 SQ. FT.
 NEW IMPERVIOUS AREA = 20,742 SQ. FT. (0.47 ACRES)

DETENTION REQUIRED IF NEW IMPERVIOUS AREA IS GREATER THAN 0.50 ACRE. NO DETENTION REQUIRED AS CONCEPTUALLY SHOWN.

PERCENT OF IMPERVIOUS SURFACE = 61.2%

REQUIRED PARKING SPACES
 1 PARKING SPACE PER 300 SQ. FT OF BUILDING AREA
 2 WAY PARKING LANE WIDTH = 24 FT.

PROVIDED PARKING SPACES = 50
 HANDICAPPED SPACES = 2

SETBACK TO RESIDENTIAL ZONE (NE) = 50 FT.



Applied Technologies
 Engineers - Architects



REVISIONS AND RECORD OF ISSUE
 NO. DATE BY APVD
 - CONCEPTUAL -
 NOT FOR CONSTRUCTION

VILLAGE OF LAKE VILLA
 CEDAR DEVELOPMENT
 LAKE VILLA, ILLINOIS
 SITE WORK
 CIVIL
 CONCEPT PLAN

VERIFY SCALES
 LENGTH OF BAR IS 1" ON ORIGINAL DRAWING
 1:2
 PLOT SCALE, ADJUST SCALE(S) ACCORDINGLY

DESIGNED BY: R.C.D.

DRAWN BY: J.C.S.

CHECKED BY: R.C.D.

APPROVED BY: P.E.K.

PROJECT NO.
 6293

DATE
 11-20-2019

DRAWING NO.
 CP-1