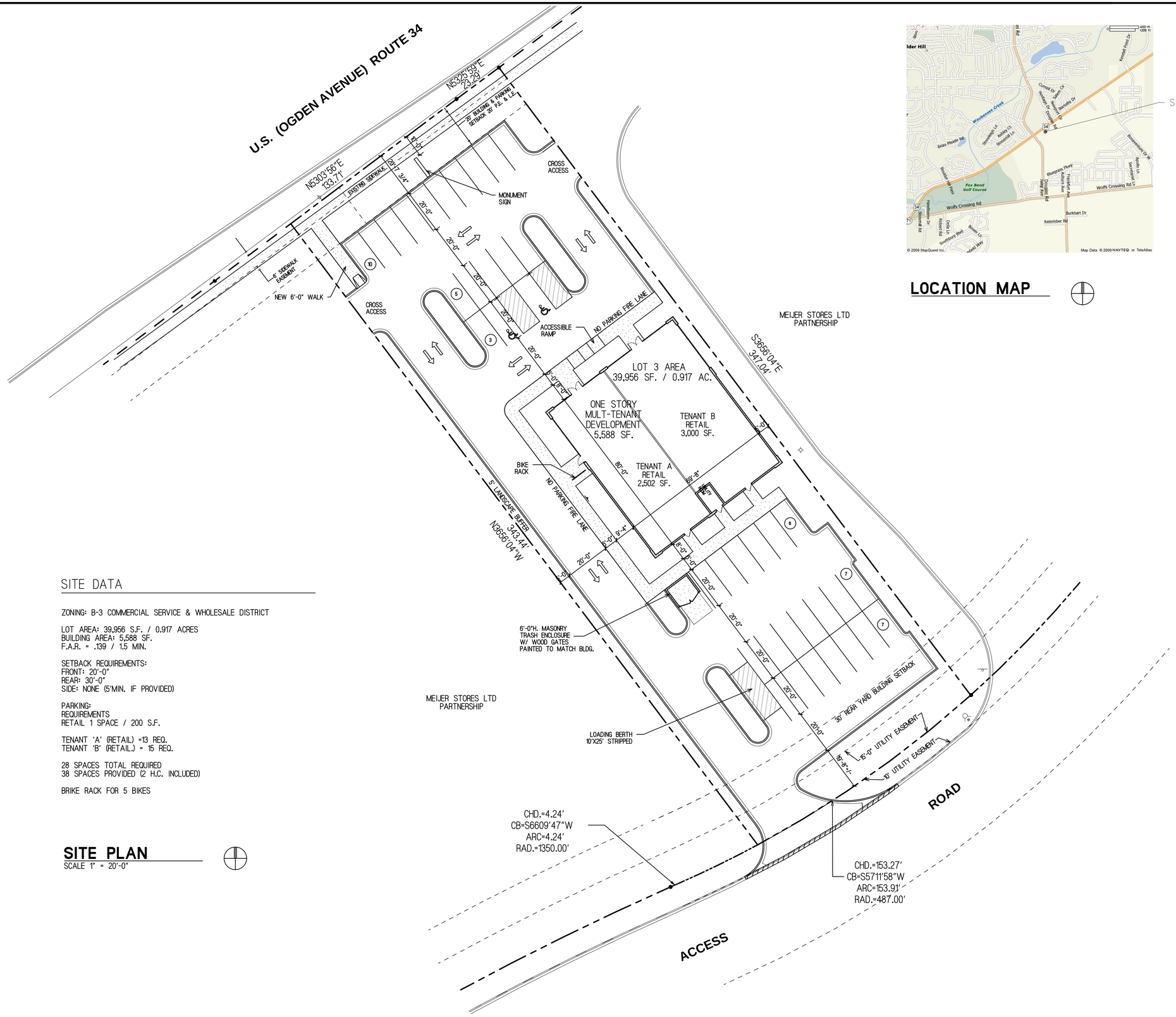

LOCATION MAP

SITE DATA

ZONING: B-3 COMMERCIAL SERVICE & WHOLESALE DISTRICT

LOT AREA: 39,956 S.F. / 0.917 ACRES
BUILDING AREA: 5,588 SF.
F.A.R. = .139 / 1.5 MIN.

SETBACK REQUIREMENTS:
FRONT: 20'-0"
REAR: 30'-0"
SIDE: NONE (5'MIN. IF PROVIDED)

PARKING:
REQUIREMENTS
RETAIL 1 SPACE / 200 S.F.

TENANT 'A' (RETAIL) =13 REQ.
TENANT 'B' (RETAIL.) = 15 REQ.

28 SPACES TOTAL REQUIRED
38 SPACES PROVIDED (2 H.C. INCLUDED)

BRIKE RACK FOR 5 BIKES

SITE PLAN

SCALE 1" = 20'-0"

DATE
DECEMBER 30, 2009

REVISIONS

PROPOSED DEVELOPMENT FOR:
QUATTRO DEVELOPMENT
SEC OF ROUTE 34 & DOUGLAS ROAD
2700 ROUTE 34
OSWEGO, ILLINOIS

Reitan Architects, LLC.
1325 Wiley Road - Suite 166 - Schaumburg, Illinois 60173
PH. 847-519-1227 - FAX 847-519-0347
Assumed Name No. 184-004083

SHEET NAME
SITE PLAN

SHEET
ST1
OF 1

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PROJECT NO.
0957