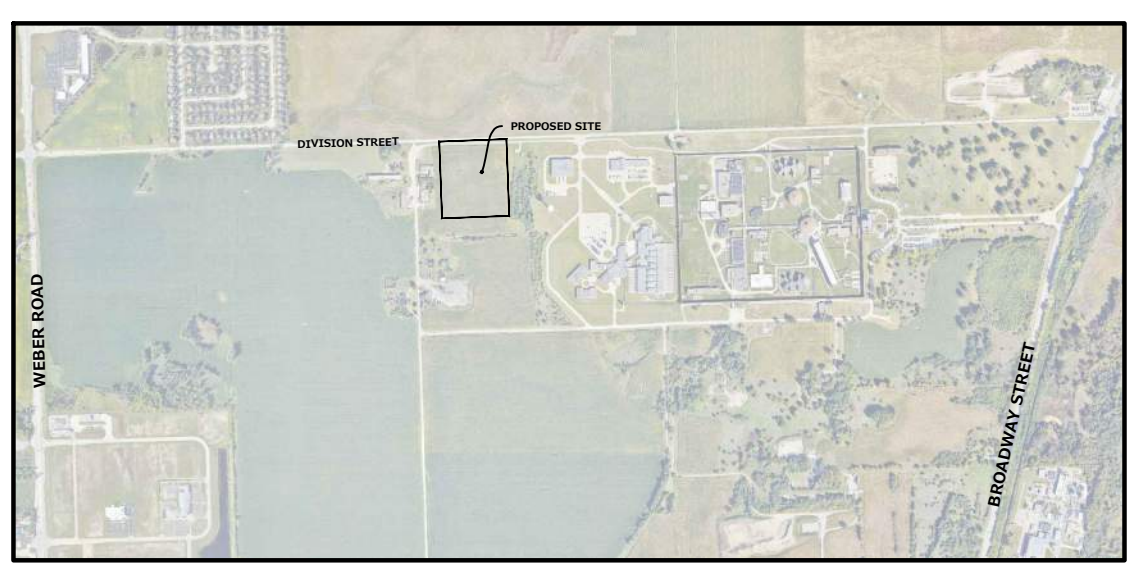
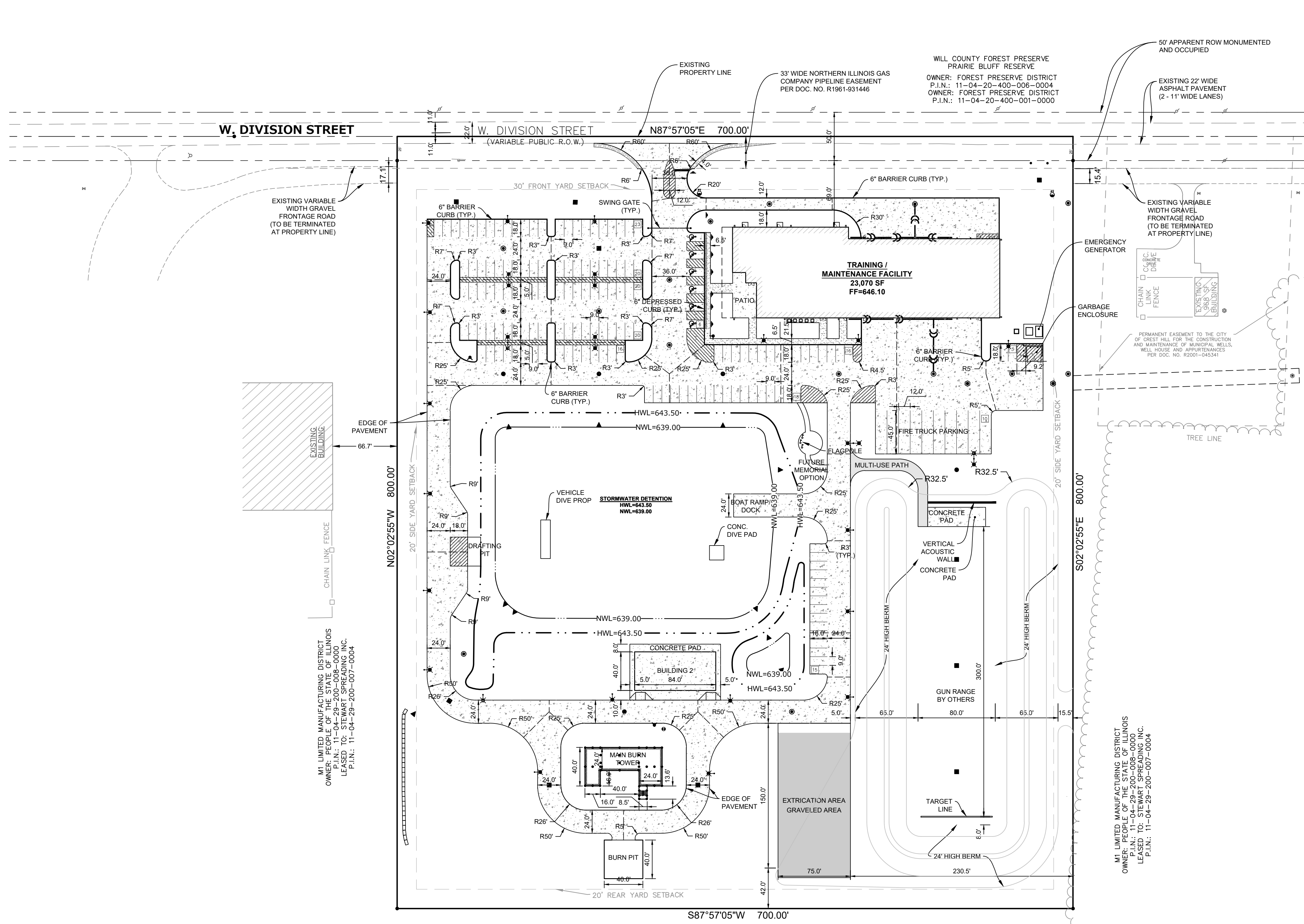


2/18/2025 5:07 PM - Z:\Projects\2023\218.00-IL\600 - CAD\FINAL\EXHIBITS\CONCEPTUAL PUD - SITE PLAN 02-12-25.dwg  
DESIGNED: JAM  
DRAWN: JAM  
CHECKED: DAT  
REVIEWED: DAT  
DATE: 02/13/25



LOCATION MAP SCALE: 1"=2000'

**CONTACT INFORMATION**  
ENGINEER:  
**PINNACLE ENGINEERING GROUP, LLC**  
BRIAN JOHNSON, PE, CPESC  
1051 E MAIN STREET, SUITE 217  
EAST DUNDEE, IL 60118  
  
PROPERTY OWNER:  
**LOCKPORT TOWNSHIP FIRE PROTECTION DISTRICT**  
19623 W. RENWICK ROAD  
LOCKPORT, IL 60441

**LEGEND**

CONCRETE PAVEMENT	8" PORTLAND CEMENT CONCRETE MINIMUM 4000 PSI AT 14 DAYS
	6" COMP. CA-6 AGGREGATE BASE COURSE, TYPE B
**PAVEMENT SECTION SHALL BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATION OR PER OWNERS SPECIFICATION**	
SIDEWALK	5" PORTLAND CEMENT CONCRETE 4" COMPACTED CA-6 AGGREGATE BASE COURSE, TYPE B
GRAVEL	12" CA-6 COMPACTED AGGREGATE
	6" BARRIER CURB
	B-6.12 CURB & GUTTER
	DEPRESSED B-6.12 CURB & GUTTER
10	PARKING STALL COUNT (NOT TO BE PAINTED)

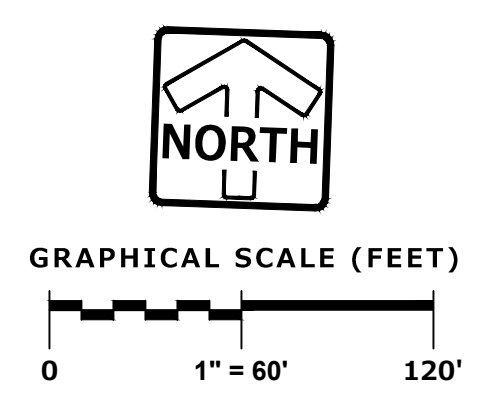
**UTILITY LEGEND**

	EXISTING	PROPOSED
SANITARY MANHOLE	⊙	⊙
STORM MANHOLE	⊙	⊙
CATCH BASIN	○	●
INLET	□	■
PRECAST FLARED END SECTION	△	▲
CONCRETE HEADWALL	▽	▼
VALVE VAULT	⊗	⊗
VALVE BOX	⊕	⊕
FIRE HYDRANT	⊙	⊙
BUFFALO BOX	⊙	⊙
CLEANOUT	⊙	⊙
SANITARY SEWER	—	—
FORCE MAIN	—	—
STORM SEWER	—	—
DRAIN TILE	—	—
WATER MAIN	—	—
LIGHTING	⊙	⊙
ELECTRICAL CABLE	—	—
ELECTRICAL TRANSFORMER OR PEDESTAL	⊕	⊕
POWER POLE	⊙	⊙
GUY WIRE	—	—
STREET SIGN	⊙	⊙
GAS MAIN	—	—
TELEPHONE LINE	—	—

**SITE DATA**

TOTAL PROPERTY AREA:	560,000 SF (12.86 ACRES)
APPARENT ROW MONUMENTED & OCCUPIED:	0.40 ACRES
DEVELOPED AREA:	12.46 ACRES
PIN:	11-04-29-200-009-0000
EXISTING ZONING:	M1 - LIMITED MANUFACTURING DISTRICT
TRAINING MAINTENANCE FACILITY	
FLOOR AREA:	23,070 SF
CONCRETE PAD:	5,452 SF
MAIN BURN TOWER:	2,678 SF
FAR:	0.056
OUTDOOR FIRING RANGE:	24,720 SF
LOT COVERAGE:	245,162 SF (43.8%)
TOTAL FRONT YARD AREA:	49,143 SF
IMPERVIOUS (FRONT YARD):	11,814 SF (76.0%)
LANDSCAPING (FRONT YARD):	37,329 (24.0%)
REQUIRED PARKING:	
TRAINING FACILITY:	2 SPACES / 3 EMPLOYEES = 38 SPACES (TRADE SCHOOL)
MAINTENANCE FACILITY:	1 SPACE / EMPLOYEE = 6 SPACES (WAREHOUSE)
TOTAL REQUIRED:	60 SPACES
PROVIDED PARKING:	
FAR:	159 STALLS (INCLUDING 6 ADA SPACES)
TRUCK:	10 STALLS

**LANDSCAPING NOTE**  
NO TREES ARE BEING PRESERVED ON THE SUBJECT SITE DUE TO LACK OF EXISTING TREE VEGETATION ON SITE



**PINNACLE ENGINEERING GROUP**  
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(847) 551-5300  
CHICAGO | MILWAUKEE | NATIONWIDE

# LOCKPORT TOWNSHIP FPD TRAINING & MAINTENANCE FACILITY CREST HILL, ILLINOIS

**REVISIONS**

NO.	DESCRIPTION	DATE
1	PUD RESUBMITTAL	01/10/25
2	PUD PRELIM AND FINAL	02/13/25

**PRELIMINARY AND FINAL  
PLANNED UNIT  
DEVELOPMENT PLAN**

PEE JOB No. 5219-10-11  
PEG PM  
START DATE 08-05-24  
SCALE 1"=60'  
SHEET 1 OF 1

www.pinnacle-engr.com  
PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT PLAN  
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