

LEGAL DESCRIPTIONS:

13000 NORTH SECOND STREET

Lot Fifteen (15) as designated upon the Plat of Highway Heights, being a part of the Northwest Quarter (1/4) of Section 21, Township 46 North, Range 2 East of the Third (3rd) Principal Meridian, the Plat of which is recorded in Book 22 of Plat Records on Page 162 in the Recorder's Office of Winnebago County, Illinois; EXCEPTING that part Deeded to the State of Illinois for roadway purposes as shown in Book 937 on Page 19; situated in the County of Winnebago and State of Illinois; AND

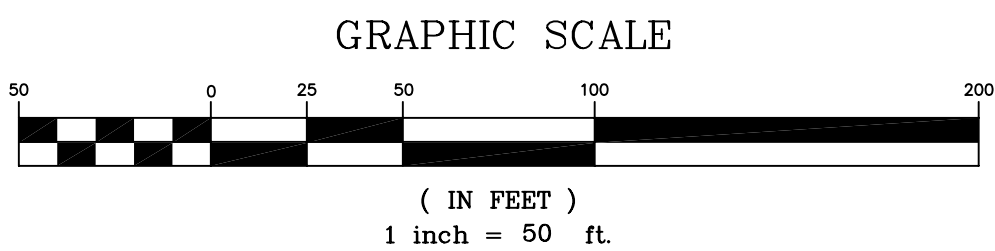
13019 NORTH SECOND STREET

Lot Sixteen (16) as designated upon the Plat of Highway Heights, being a part of the Northwest Quarter (1/4) of Section 21, Township 46 North, Range 2 East of the Third (3rd) Principal Meridian, the Plat of which is recorded in Book 22 of Plat Records on Page 162 in the Recorder's Office of Winnebago County, Illinois; EXCEPTING that part Deeded to the State of Illinois for roadway purposes as shown in Book 937 on Page 19; situated in the County of Winnebago and State of Illinois.

PARKING SPACES:		REQUIRED YARDS AND SETBACKS:		PROPOSED YARDS AND SETBACKS:	
EXISTING STANDARD:	19	FRONT YARD:	1/2 R.O.W. OR 50 FT.	FRONT YARD:	50 FT. - SOUTHWEST CORNER
EXISTING ACCESSIBLE:	2		WHICHEVER IS GREATER		OF EXISTING BUILDING ENCROACHES
PROPOSED STANDARD:	5	SIDE YARD:	10 PERCENT OF LOT WIDTH	SIDE YARD:	20'
PROPOSED ACCESSIBLE:	1	REAR YARD:	NOT REQUIRED MORE THAN 20 FT.	REAR YARD:	30 FT.
FLOOR AREA RATIO: 0.56 : 1		LOT AREA COVERAGE: 54545.41 SQ. FT.		DRY BOTTOM DETENTION POND (SIZED FOR NEW IMPERVIOUS SURFACE) DISCHARGE INV.: 762.00 OVERFLOW SPILLWAY ELEV.: 765.75	
EXISTING BUILDINGS: 8,587 SQ. FT.					
PROPOSED BUILDING: 11,520 SQ. FT.					
LOT AREA: 359,891 SQ. FT.					

LEGEND	
⊙AC BT △CA □CI ○CO ⊙EP ⊙FH ⊙GL ⊙GW ⊙LP ⊙MB ⊙PC ⊙RD ⊙SSA ⊙SN ⊙ST(O) ⊙ST(C) ⊙TP ⊙UP ⊙WS ⊙WV	AIR CONDITIONING UNIT BITUMINOUS SURFACE CABLE TV PEDESTAL CURB INLET (STORM SEWER) SANITARY CLEANOUT ELECTRIC PEDESTAL FIRE HYDRANT GROUND LIGHT GUY WIRE LIGHT POLE MAILBOX ROOFLAND CONCRETE CEMENT ROOF DRAIN OUTLET SANITARY SEWER MANHOLE SIGN STORM SEWER OUTLET STORM SEWER MANHOLE (CLOSED LID) STORM SEWER MANHOLE (OPEN LID) TELEPHONE PEDESTAL UTILITY POLE WATER SPIGOT WATER VALVE
	SCALED LOCATION OF FEMA REGULATORY FLOODWAY
	SCALED LOCATION OF FEMA ZONE AE 1% ANNUAL CHANCE OF FLOOD
	SCALED LOCATION OF FEMA ZONE X 0.2% ANNUAL CHANCE OF FLOOD

SITE PLAN
FOR
VILLAGE OF ROSCOE
PLANNED UNIT DEVELOPMENT
PART OF LOTS 15 & 16
PLAT OF HIGHWAY HEIGHTS SUBDIVISION
PART OF THE NORTHWEST 1/4 OF SECTION
21-46-2 EAST OF THE THIRD PRINCIPAL MERIDIAN
WINNEBAGO COUNTY, ILLINOIS
NOVEMBER 2024



BEARING BASIS: PLAT OF
HIGHWAY HEIGHTS

PREPARED BY:
R.K. JOHNSON & ASSOCIATES, INC.
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ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004994
NOVEMBER 13, 2024 JOB NO. 18508
PREPARED FOR: ALEX BLONDIN
SHEET 1 OF 1