

Variance Request

Lot 127 in Stone Bluff P.U.D. development

569. S. Dollinger Drive, Romeoville, IL 60446

-It was determined that during the construction of the building on Lot 127 in Stone Bluff P.U.D. development, the south side yard would be 3.96 feet.

-We are requesting a Zoning Variance of 1.10 feet.

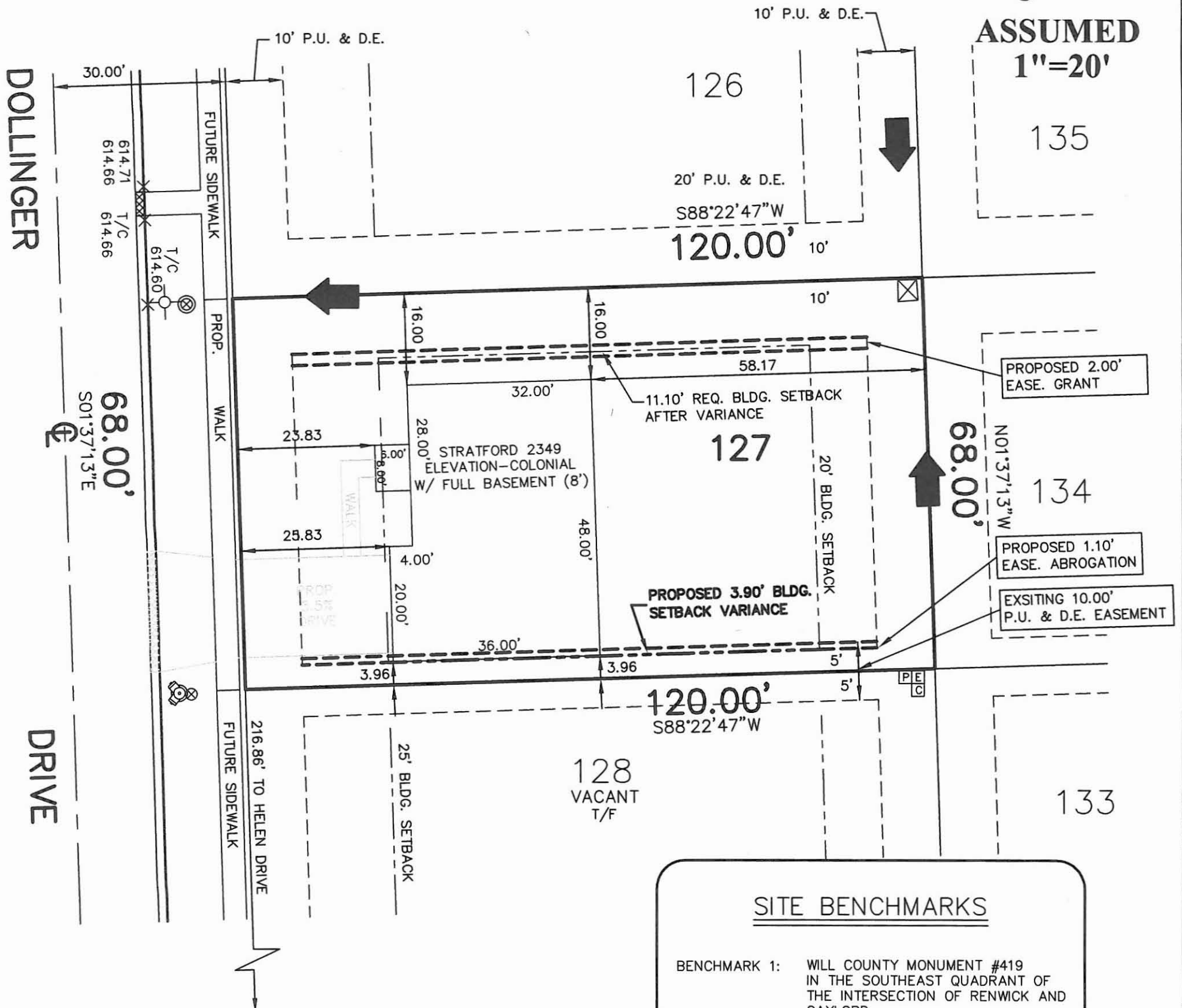
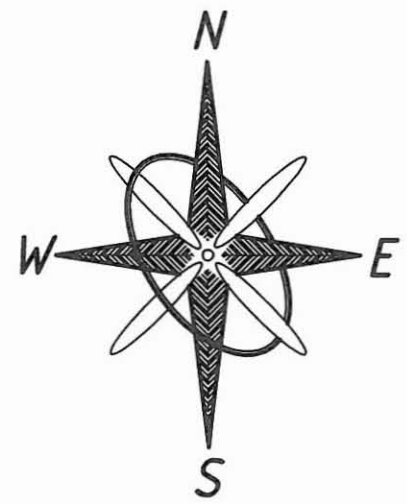
-The combined side yard setback for Lot 127 is 20 feet and exceeds the required 15 ft. minimum.

-The proposed building on the lot immediately south (Lot 128) will be located an additional 2 feet south yielding 11.0 feet between structures.

VARIANCE EXHIBIT

LOT 127 IN STONE BLUFF P.U.D., BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 2005 AS DOCUMENT NUMBER R2005027335, VILLAGE OF ROMEOVILLE, IN WILL COUNTY, ILLINOIS.

ADDRESS : 569 S. DOLLINGER DRIVE, ROMEOVILLE, ILLINOIS 60446
TOTAL AREA: 8,160 ± SQ. FT.



SITE BENCHMARKS

- BENCHMARK 1: WILL COUNTY MONUMENT #419
IN THE SOUTHEAST QUADRANT OF
THE INTERSECTION OF RENWICK AND
GAYLORD
ELEVATION = 620.77
- BENCHMARK 2: RR SPIKE IN POWER POLE ALONG
CURVE IN FRONTAGE ROAD 8.2' NW
OF E/P, 120.4' EAST OF FENCE
ALONG I-55.
ELEVATION = 615.10

GENERAL NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA SHOWN HEREON AND REPORT ANY DISCREPANCIES AT ONCE.
3. NO DIMENSIONS SHALL BE DERIVED FROM SCALED MEASUREMENT.

SURVEYOR'S NOTES:

1. BEARINGS BASED ON ASSUMED DATUM.
2. DISTANCES ALONG CURVES ARE ARC DISTANCES UNLESS OTHERWISE NOTED.
3. A SURVEY WAS PERFORMED ON THE GROUND AND COMPLETED JULY 16, 2016.
4. THE CONCRETE FOUNDATION IS THE ONLY FEATURE LOCATED AND SHOWN ON THIS EXHIBIT. ALL TIES ARE TO THE CONCRETE FOUNDATION UNLESS OTHERWISE NOTED.

KNIGHT

Engineers & Architects

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221 N. LaSalle Street, Suite 300
Chicago, Illinois 60601-1211
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knightea.com

WILLIAM RYAN HOMES

945 N. PLUM GROVE RD., SCHAUMBURG, IL 60173

HAMPSHIRE HIGHLANDS U-5 LOT 178

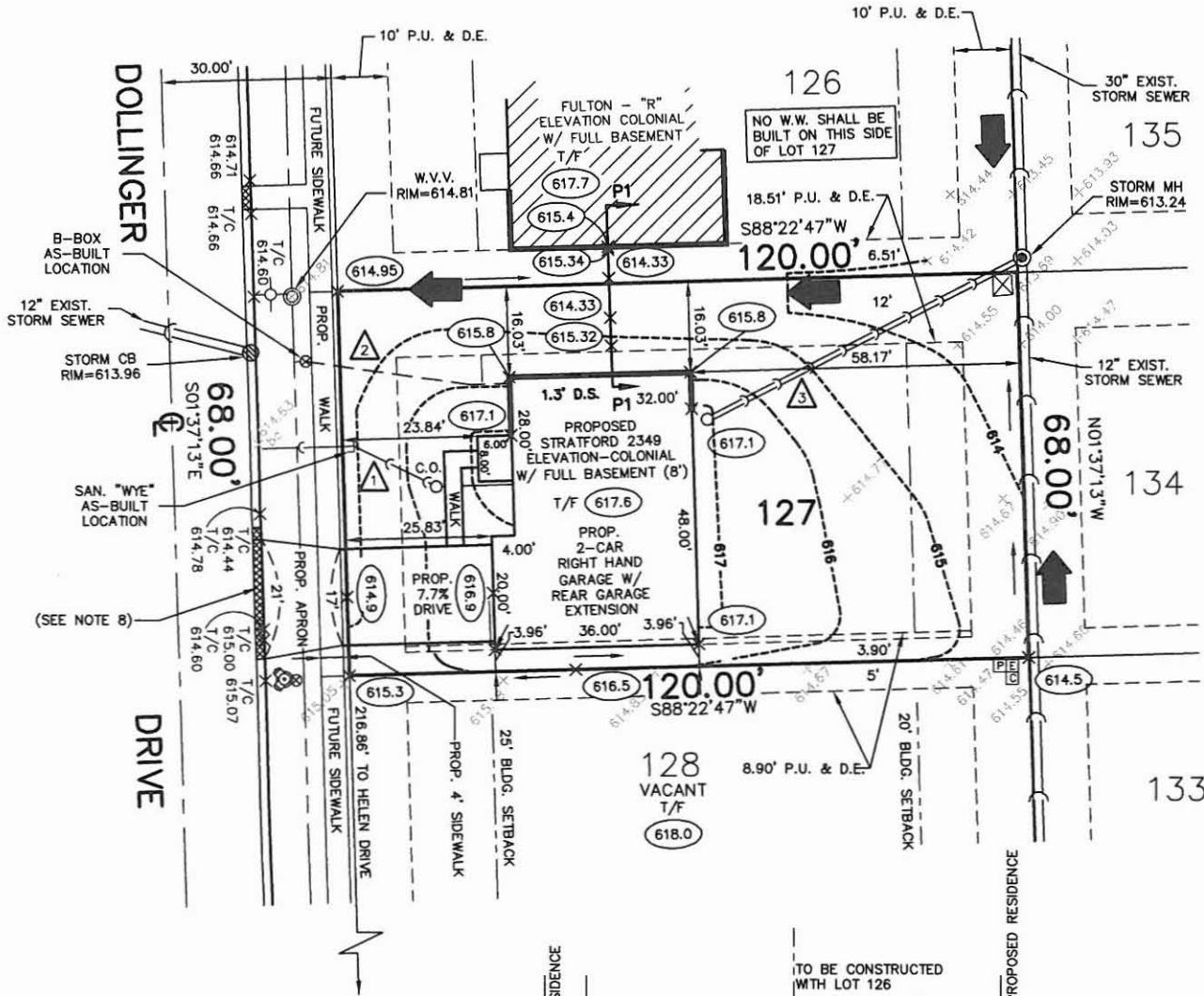
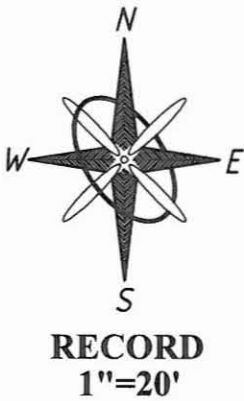
DRAWN BY: RSM	DATE: 06-09-16	SCALE: 1"=20'	PROJECT MANAGER: SJP	PROJECT: 7313.04
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SITE ENGINEERING PLAN

LOT 127 IN STONE BLUFF P.U.D., BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 2005 AS DOCUMENT NUMBER R2005027335, VILLAGE OF ROMEOVILLE, IN WILL COUNTY, ILLINOIS.

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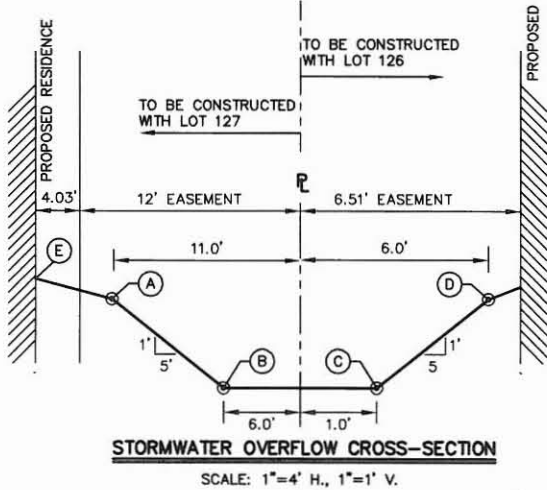
BUILDING AREA: 1,664 S.F.
DRIVE AREA: 493 S.F.
APRON AREA: 193 S.F.
SERVICE WALKS AND PATIO/DECKS: 59 S.F.
LANDSCAPE AREA: 6,029 S.F. (INCLUDES 1 FT. R.O.W. @ BACK OF WALK)
PUBLIC WALK AREA: 272 S.F.
PARKWAY SOD: 476 S.F.



LEGEND

- P.U. INDICATES PUBLIC UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- P.S.E. INDICATES PUBLIC WALK EASEMENT
- PROP. INDICATES PROPOSED FEATURE
- EXIST. INDICATES EXISTING
- MH INDICATES MANHOLE
- T/F INDICATES TOP OF FOUNDATION
- CONC. INDICATES CONCRETE
- WW INDICATES WINDOW WELL
- M= INDICATES MEASURED DIMENSION
- R= INDICATES RECORDED DIMENSION
- BLDG. INDICATES BUILDING
- RAD INDICATES RADIUS
- FIP INDICATES FOUND IRON PIPE
- FIR INDICATES FOUND IRON ROD
- ⊗ XXX.X INDICATES PROPOSED SPOT ELEVATIONS
- XXX.X INDICATES AS-BUILT SPOT ELEVATIONS
- ⚡ FXC INDICATES FOUND CROSS-CUT
- ⚡ FPK INDICATES FOUND P.K. NAIL
- INDICATES EXISTING WATERMAIN
- INDICATES SILT FENCE
- INDICATES TEMPORARY CONSTRUCTION FENCE
- INDICATES TRENCH BACKFILL
- INDICATES EXISTING CONTOUR LINES
- INDICATES PROPOSED CONTOUR LINES
- ➡ INDICATES OVERFLOW ROUTE
- ⊙ INDICATES STREET LIGHT
- ⊗ INDICATES WATER VALVE VAULT
- ⊙ INDICATES STORM CATCH BASIN/INLET
- ⊙ INDICATES STORM MANHOLE

ELEVATION	SECTION
(A) 615.32	P1-P1
(B) 614.33	
(C) 614.33	
(D) 615.34	
(E) 615.80	



NOTES:

- 1). FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, TITLE POLICY, ZONING ORDINANCE, ETC.
- 2). SUBDIVISION DOCUMENT NUMBER R2005027335 WAS USED FOR MATTERS OF RECORD.
- 3). COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCE AT ONCE. CONTACT UTILITY COMPANIES BEFORE BUILDING.
- 4). ALL LOT CORNERS WILL BE SET OR OFF SET DURING THE FINAL SURVEY.
- 5). ALL DIMENSIONS IN FEET UNLESS OTHERWISE NOTED.
- 6). B-BOX AND SANITARY "WYE" LOCATIONS TAKEN FROM THE APPROVED ENGINEERING PLANS AND FIELD VERIFIED.
- 7). PROP. SPOT ELEVATIONS AND EXISTING SPOT ELEVATIONS TAKEN FROM THE APPROVED ENGINEERING PLANS AND FIELD VERIFIED.
- 8). REMOVE EXISTING CURB AND GUTTER TO NEAREST JOINT AND REPLACE WITH DEPRESSED CURB TO MATCH PROPOSED DRIVEWAY. SEE CONCRETE CURB AND GUTTER DETAIL ON SHEET 44 OF APPROVED SUBDIVISION ENGINEERING PLANS.



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS.

SIGNATURE: *Stanley J. Przewoznik*
NAME: STANLEY J. PRZEWOZNIK
DATE: 08/05/16 LICENSE NUMBER: 062-044801
MY LICENSE RENEWAL DATE IS: NOVEMBER 30, 2017
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL:

Drawn By: RSM Checked By: SJP Scale: 1"=20'

LOT 127 SITE ENGINEERING PLAN

REVISIONS	BUILDING LOCATION
1	8/05/16

RENWICK PLACE, ROMEOVILLE

PREPARED FOR:

WILLIAM RYAN HOMES
974 PLUM GROVE ROAD
SCHAUMBURG, IL 60073
(847) 995-8700

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Phone (312) 577-3300
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SHEET NO.

1

OF **1**

DATE: **08-05-16**
JOB NO. **7313.01**

LOT 127 SITE ENGINEERING PLAN