THAT PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER AND THE NORTH LINE OF HARVESTER DRIVE AS DEDICATED PER DOCUMENT NUMBER R96-193526 IN DUPAGE COUNTY, ILLINOIS; THENCE NORTH 00 DEGREES 02 MINUTES 17 SECONDS WEST ALONG SAID WEST LINE, 576.48 FEET TO A POINT THAT IS 27.17 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE NORTH 84 DEGREES 53 MINUTES 13 SECONDS EAST, 710.91 FEET TO A POINT THAT IS 29.42 FEET SOUTH OF SAID NORTH LINE; THENCE CONTINUING NORTH 84 DEGREES 53 MINUTES 13 SECONDS EAST, 47.25 FEET; THENCE SOUTH 58 DEGREES 08 MINUTES 35 SECONDS EAST, 116.24 FEET; THENCE NORTH 86 DEGREES 48 MINUTES 51 SECONDS EAST, 31.36 FEET; THENCE SOUTH 38 DEGREES 02 MINUTES 51 SECONDS EAST, 340.34 FEET; THENCE SOUTH 06 DEGREES 10 MINUTES 26 SECONDS EAST, 132.62 FEET TO THE WESTERLY LINE OF THE LAND CONDEMNED BY STATE OF ILLINOIS DEPARTMENT OF PUBLIC WORKS DUPAGE COUNTY COURT CASE NO. 709-59, TRACT NO. CD-25, DATED JUNE 2, 1961; THENCE SOUTH 41 DEGREES 02 MINUTES 27 SECONDS WEST ALONG SAID WESTERLY LINE, 185.36 FEET; THENCE SOUTH 63 DEGREES 32 MINUTES 31 SECONDS WEST ALONG SAID WESTERLY LINE, 108.43 FEET TO THE MOST EASTERLY CORNER OF RIGHT-OF-WAY DEDICATED PER SAID DOCUMENT NUMBER R96-193526; THENCE SOUTH 61 DEGREES 54 MINUTES 04 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID RIGHT-OF-WAY, 131.88 FEET; THENCE SOUTH 66 DEGREES 12 MINUTES 24 SECONDS WEST ALONG THE SAID NORTHERLY LINE, 46.27 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE, BEING A CURVE CONCAVE SOUTHEASTERLY, NON-TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 454.34 FEET, A CHORD BEARING OF SOUTH 48 DEGREES 53 MINUTES 27 SECONDS WEST, A CHORD LENGTH OF 167.52 FEET, AN ARC LENGTH OF 168.47 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 55 DEGREES 35 MINUTES 35 SECONDS WEST, ALONG SAID NORTHERLY LINE, NON-TANGENT TO THE LAST DESCRIBED COURSE, 66.67 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE, BEING A CURVE CONCAVE NORTHEASTERLY, NON-TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 780.00 FEET, A CHORD BEARING OF NORTH 55 DEGREES 44 MINUTES 34 SECONDS WEST, A CHORD LENGTH OF 205.81 FEET, AN ARC LENGTH OF 206.41 FEET TO A POINT OF TANGENCY; THENCE NORTH 48 DEGREES 14 MINUTES 48 SECONDS WEST ALONG SAID NORTHERLY LINE, TANGENT TO THE LAST DESCRIBED COURSE, 103.06 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY AND WESTERLY ALONG SAID NORTHERLY LINE BEING A CURVE CONCAVE SOUTHWESTERLY, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 402.50 FEET, A CHORD BEARING OF NORTH 69 DEGREES 16 MINUTES 05 SECONDS WEST, A CHORD LENGTH OF 288.77 FEET, AN ARC LENGTH OF 295.35 FEET TO A POINT OF TANGENCY; THENCE SOUTH 84 DEGREES 42 MINUTES 38 SECONDS WEST ALONG SAID NORTHERLY LINE, TANGENT TO THE LAST DESCRIBED COURSE, 29.60 FEET TO THE POINT OF BEGINNING; IN DUPAGE COUNTY, ILLINOIS. CONTAINING 16.15 ACRES MORE OR LESS.

SITE DATA

ZONING: O-2 OFFICE AND HOTEL DISTRICT

MAX. FLOOR AREA RATIO : 0.25; P.U.D.: 0.60 FOR OFFICE USE

REQUIRED OPEN (GREEN) SPACE: 20% OF THE TOTAL LOT AREA INCLUDING TO ALL REQUIRED BUILDING SETBACKS AND YARDS.

MAX. BUILDING HEIGHT: 5 STORIES

ALL ROOF TOP EQUIPMENT SHALL BE COMPLETELY ENCLOSED AND SUCH ENCLOSURE SHALL BE COMPATIBLE IN MATERIAL AND COLOR WITH THE MAIN BUILDING.

REQUIRED SETBACKS:

FRONT YARD: 40 FT. PLUS 2 FT. FOR EACH 1 FT. A BUILDING EXCEEDS 40 FT.
CORNER SIDE YARD: 40 FT. PLUS 2 FT. FOR EACH 1 FT. A BLD'G. EXCESS 40 FT.
INTERIOR SIDE YARD: 40 FT.
INTERIOR SIDE YARD ADJACENT TO LAKE OR POND: 40 FT.
REAR YARD: 40 FT.
REAR YARD ADJACENT TO LAKE OR POND: 40 FT.

GRADE PARKING ENVELOPES PER ORDINANCE REZONING

LOT LINES ALONG FRONTAGE ROAD	40 FEET
LOT LINES ALONG NORTH BOUNDARY ADJ. TO CASE PROP.	5 FEET
LOT LINES ALONG WEST BOUNDARY ADJ. TO CASE PROP.	42 FEET
LOT LINES THAT SEPARATE CONTIGUOUS LOTS WITHIN PLANNED DEVELOPMENT	5 FEET
ALONG COOLING LAKE	NO PARKING

PERIMETER LANDSCAPING

MIN. WIDTH ALONG FRONT LOT LINES	15 FEET
MIN. WIDTH ALONG LOT LINES OTHER THAN CORNER SIDE AND FRONT LOT LINES	8 FEET

NOTE: IN NO EVENT SHALL PARKING BE PERMITTED IN THE MANUFACTURING, OFFICE, AND TRANSITIONAL DISTRICTS ANYWHERE IN FRONT OF THE BUILDING, WHETHER IN THE FRONT YARD, THE INTERIOR SIDE YARD, SIDE YARD ADJOINING THE STREET OR ANY BUILDABLE AREA IN FRONT OF THE BUILDING, NOR ANYWHERE IN THE SIDE YARD ADJOINING A STREET.

PARKING REQUIREMENTS:
PROFESSIONAL OFFICE USE: (1 STALL/250 GROSS BUILDING SF)

PARKING STALL DIMENSIONS REQUIRED:
90° STALLS: 8'-6" x 19'-0" (17'-0" W/ 2' BUMPER OVERHANG) & 25' AISLE

SITE AREA ----------	703,503.34 SF (16.15 ACRES)
REQUIRED LANDSCAPING -------	20 % OF SITE ; 703,503.34 x 20 = 140,700.67 SF (3.23 ACRES)
PROVIDED LANDSCAPING ------- (GREEN SPACE)	169,012.5 SF (3.88 ACRES) 24 % OF SITE
SCHEME 4 LANDSCAPING ------- (GREEN SPACE MATCH)	168,921 SF (3.88 ACRES) 24 % OF SITE
PROVIDED OPEN SPACE ------- (GREEN SPACE + LAKE)	236,888.5 SF (5.44 ACRES) 34 % OF SITE
IMPERVIOUS SITE AREA -------	466,614.84 SF (10.71 ACRES) 66 % OF SITE

GROSS BUILDING AREAS:

EXISTING BUILDING 'A' ----------	44,686 SF
EXISTING BUILDING 'B' ----------	111,351 SF
PROPOSED BUILDING 'C' ----------	84,856 SF
TOTAL ----	250,893 SF

FLOOR AREA RATIO ------- 250,893 SF / 703,506.34 SF = .36 (MAX. .60)

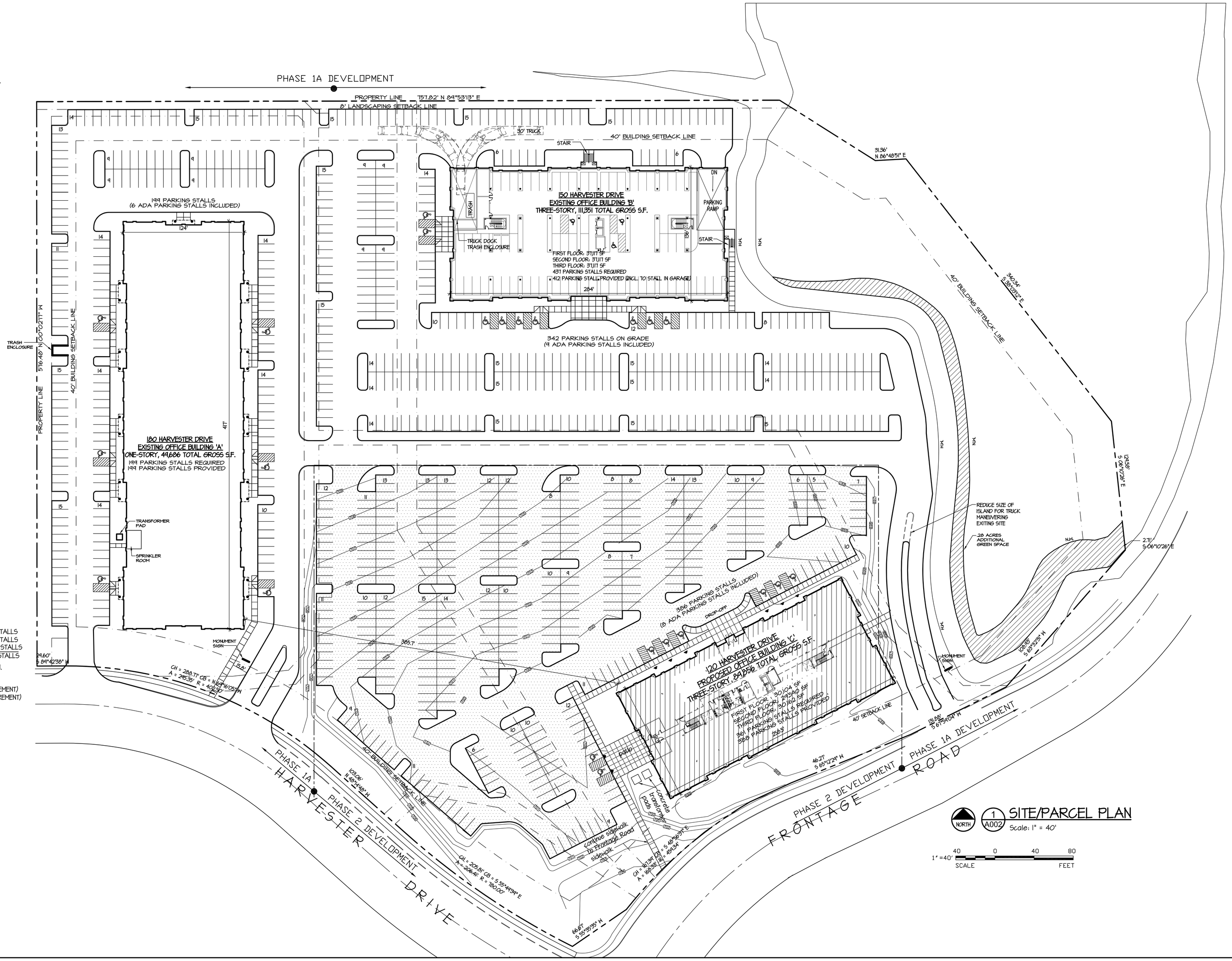
TOTAL PARKING REQUIRED:

EXISTING BUILDING "A"	44,686.5 SF / 250 SF = 199 PARKING STALLS
EXISTING BUILDING "B"	109,271 SF* / 250 SF = 437 PARKING STALLS
PROPOSED BUILDING "C"	84,856 SF / 250 SF = 360 PARKING STALLS
	TOTAL = 996 PARKING STALLS

* AREA OF BUILDING "B" MINUS FIRST FLOOR TRUCK DOCK & SECOND FLOOR ATRIUM.

TOTAL PARKING PROVIDED: 1,001 PARKING STALLS

ADA STALLS REQUIRED: 21 STALLS (CALCULATED PER INDIVIDUAL BUILDING REQUIREMENT)
ADA STALLS PROVIDED: 28 STALLS (CALCULATED PER INDIVIDUAL BUILDING REQUIREMENT)



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"I hereby certify under oath that these plans were prepared by me or under my direct supervision, that I am familiar with the codes and ordinances of the Village of Burr Ridge, and to the best of my knowledge comply with the Building Ordinance, Zoning Ordinance and other applicable codes and ordinances of the Village of Burr Ridge, Illinois."

120 HARVESTER DRIVE
THREE STORY OFFICE (SHELL) BUILDING
N.E. CORNER of HARVESTER DRIVE & FRONTAGE ROAD, BURR RIDGE, ILLINOIS
A DEVELOPMENT FOR MARS EQUITIES, INC.

No.	DATE	REVISION DESCRIPTION	No.	DATE	REVISION DESCRIPTION	No.	DATE	REVISION DESCRIPTION

DATE 11/09/06
JOB NUMBER 06-015

SITE /PARCEL PLAN

SHEET No. A002

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