

Nearby Address (West Property)  
713 S Madison St, Lebanon, IL 62254

Site Data Table  
Existing Lot Area - 5.00 Acres  
Proposed Lot Area - 1.45 Acres  
Proposed Zoning: C-1

Parking Count Legend

ADA Stall Count x  
Standard Stall Count x

Site Parking Table:

Proposed Building Area: 10,000 sqft  
Parking Required (1 / 250sf): 40 Stalls  
Parking Provided: 38 Stalls + 2 ADA Stalls

General Notes

1. HVAC Units to be placed on roof of Building.
2. This property is not located within a floodplain per FEMA Firm Map.
3. Front Setback: 25'
4. Rear Setback: 25'
5. Side Setbacks: 10'
6. Parking Setbacks: 5'
7. Parking Required: 1 space / 250 sf gross floor area.
8. Proposed Building Construction: Traditional.

PROJECT #:  
LEBANON, IL STORE DESIGN  
PRELIMINARY SITE PLAN  
APPROVAL DATE

D.S.D.: \_\_\_\_\_

C.D.O.: \_\_\_\_\_

Concept Plan  
22-0166  
Dollar Tree  
Lebanon, St. Claire County, Illinois

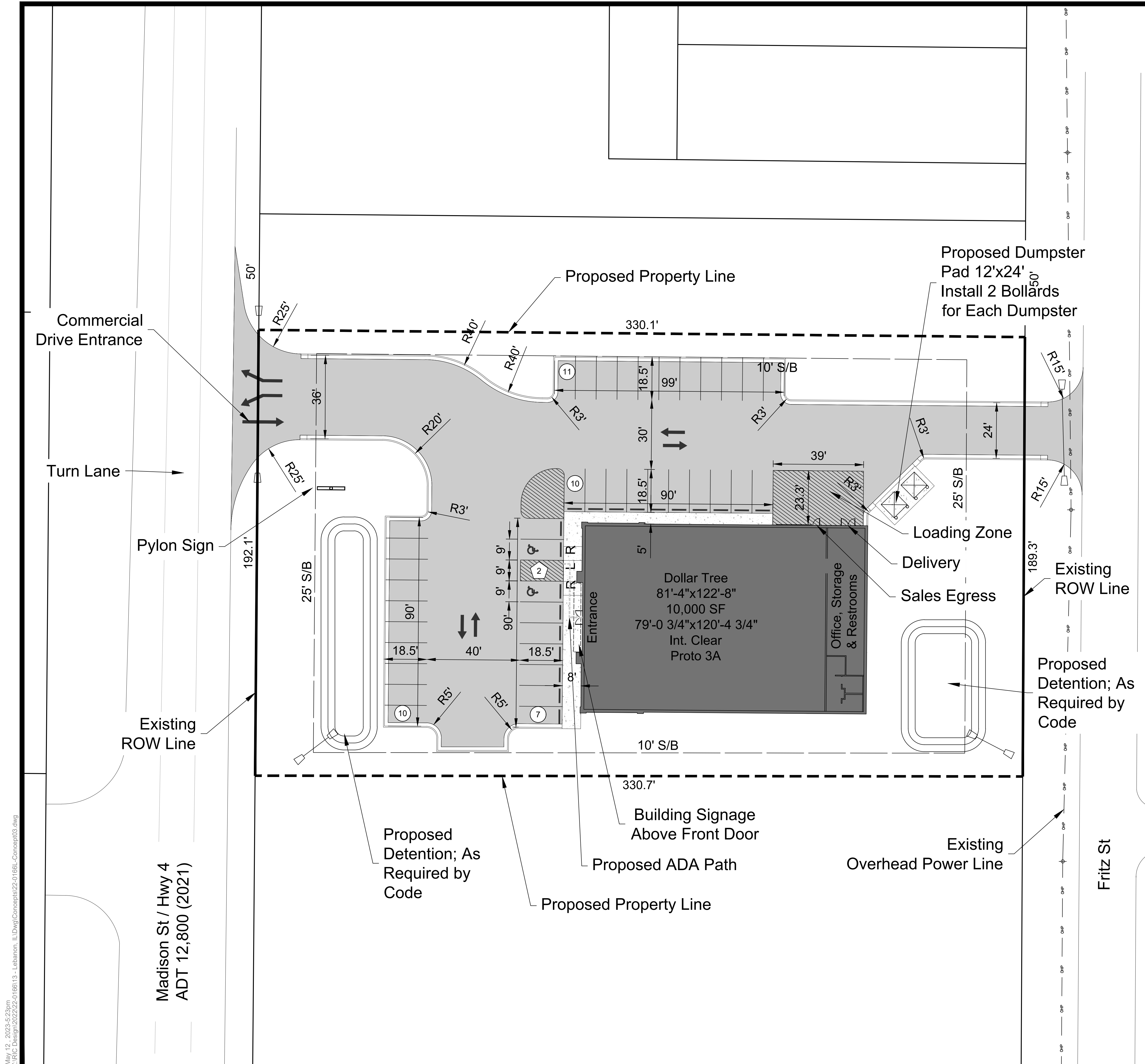
Site Plan

NO.	BY	DATE	REVISION

**Renaissance**  
**Infrastructure**  
**Consulting**

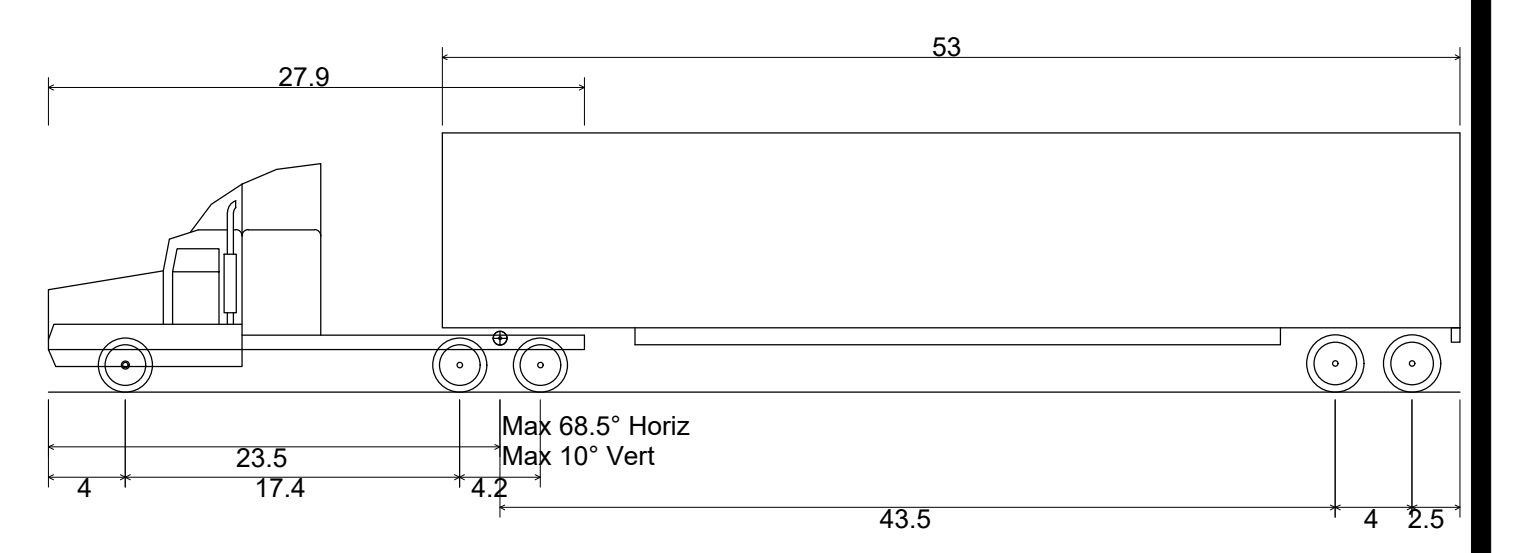
8653 PENROSE LANE  
LENEKA, KANSAS 66219

913.377.9500  
WWW.RIC-CONSULT.COM



May 12, 2023 5:23pm  
Z:\RIC Design\2022-0166\13 - Lebanon, IL\DWG\Concepts\22-0166L-Concept03.dwg

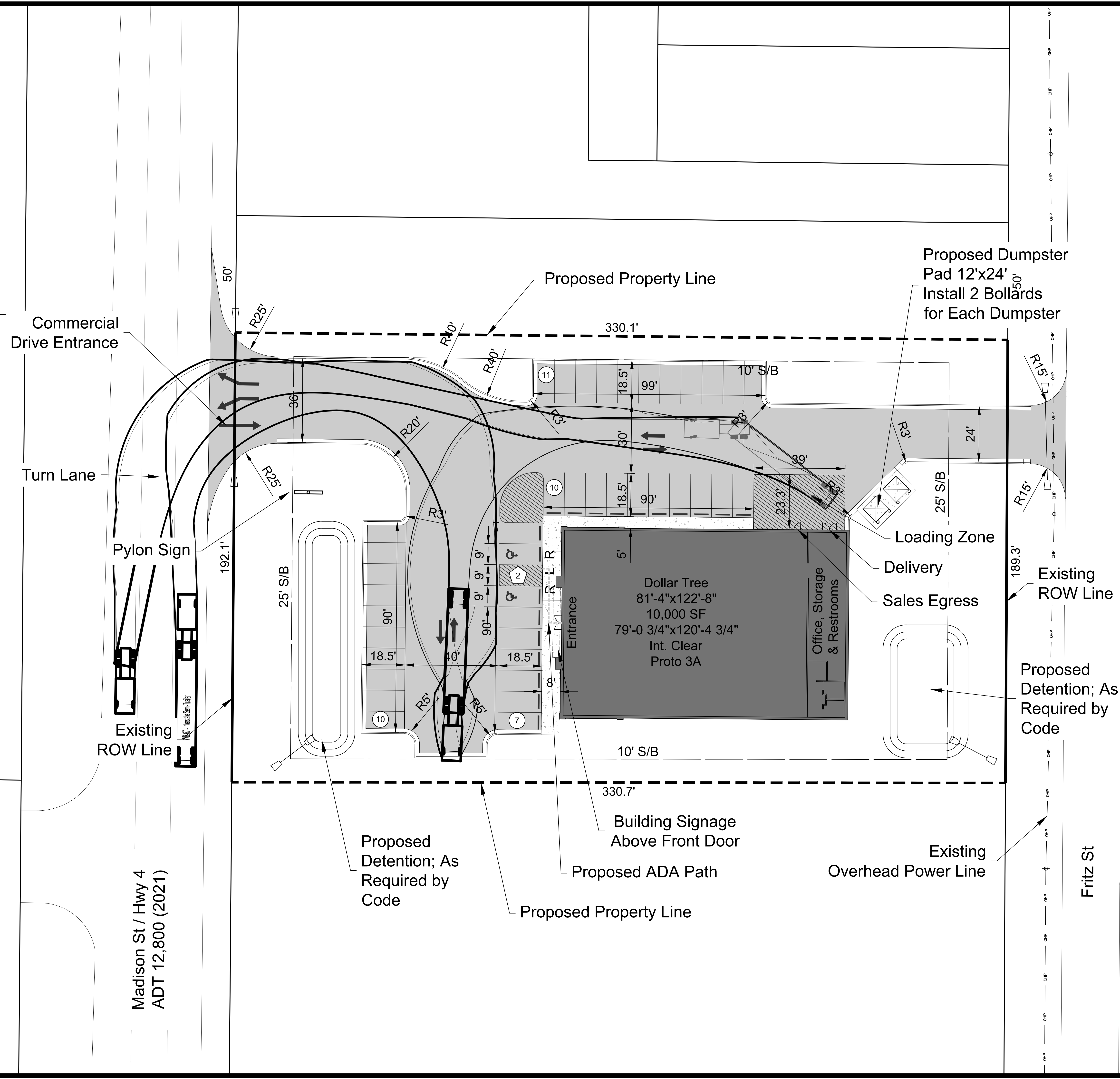
Nearby Address (West Property)  
713 S Madison St, Lebanon, IL 62254



WB-67 - Interstate Semi-Trailer	73.50ft
Overall Length	8.50ft
Overall Width	13.50ft
Overall Body Height	1.334ft
Min Body Ground Clearance	8.50ft
Max Track Width	6.00s
Lock-to-lock time	28.40°
Max Steering Angle (Virtual)	

PROJECT #:  
LEBANON, IL STORE DESIGN  
PRELIMINARY SITE PLAN  
APPROVAL DATE

D.S.D.: \_\_\_\_\_  
C.D.O.: \_\_\_\_\_



Fritz St

Madison St / Hwy 4  
ADT 12,800 (2021)



Nearby Address (West Property)  
713 S Madison St, Lebanon, IL 62254

Site Data Table  
Existing Lot Area - 5.00 Acres  
Proposed Lot Area - 1.45 Acres  
Proposed Zoning: C-1

Parking Count Legend

- ADA Stall Count (Symbol: hexagon with 'x')
- Standard Stall Count (Symbol: circle with 'x')

Site Parking Table:

Proposed Building Area: 10,000 sqft  
Parking Required (1 / 250sf): 40 Stalls  
Parking Provided: 38 Stalls + 2 ADA Stalls

General Notes

- HVAC Units to be placed on roof of Building.
- This property is not located within a floodplain per FEMA Firm Map.
- Front Setback: 25'
- Rear Setback: 25'
- Side Setbacks: 10'
- Parking Setbacks: 5'
- Parking Required: 1 space / 250 sf gross floor area.
- Proposed Building Construction: Traditional.

PROJECT #:  
LEBANON, IL STORE DESIGN  
PRELIMINARY SITE PLAN  
APPROVAL DATE

D.S.D.: \_\_\_\_\_

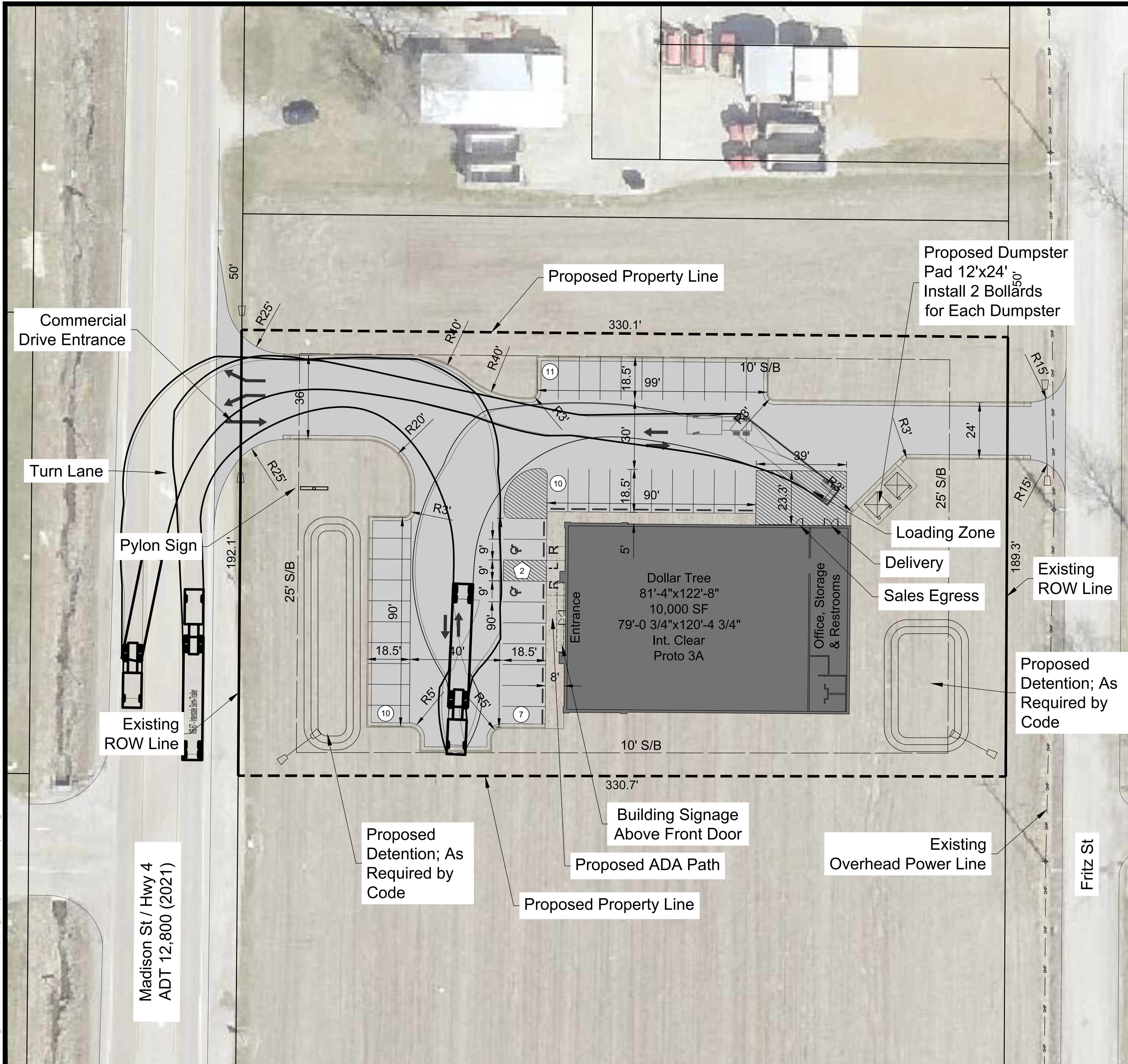
C.D.O.: \_\_\_\_\_

Concept Plan  
22-0166  
Dollar Tree  
Lebanon, St. Claire County, Illinois

Aerial Site Plan

NO.	BY	DATE	REVISION

8653 PENROSE LANE  
LENEKA, KANSAS 66219  
913.377.9500  
WWW.RIC-CONSULT.COM



May 12, 2023-5:24pm  
 Z:\R\C\Design\2022-0166\13 - Lebanon, IL\DWG\Concepts\22-0166L-Concept03.dwg