

SITE DATA

GROSS BOUNDARY AREA	152,404 S.F. OR (3.49 AC.)
NET BOUNDARY AREA	152,404 S.F. OR (3.49 AC.)
ROW DEDICATED	N/A

AREA

BUILDING "A" AREA	2,400 S.F. (1.57%)
BUILDING "B" AREA	5,100 S.F. (3.35%)
BUILDING "C" AREA	10,500 S.F. (6.89%)
GROUND FLOOR	10,500 S.F.
SECOND FLOOR	21,000 S.F.
TOTAL AREA	21,000 S.F.

PERVIOUS AREA

PERVIOUS AREA	49,330 S.F. (32.37%)
IMPERVIOUS AREA	103,074 S.F. (67.63%)

PARKING REQUIRED

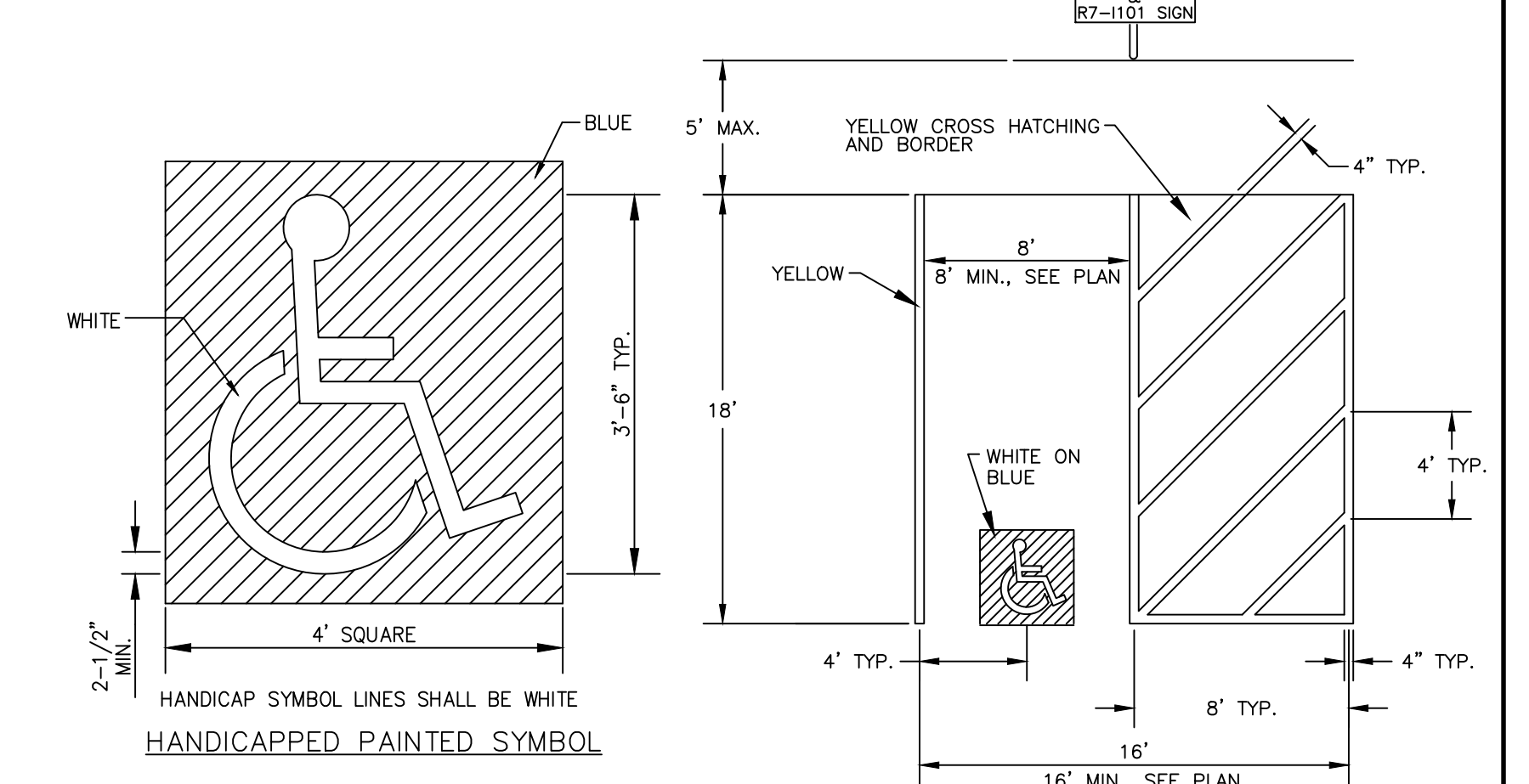
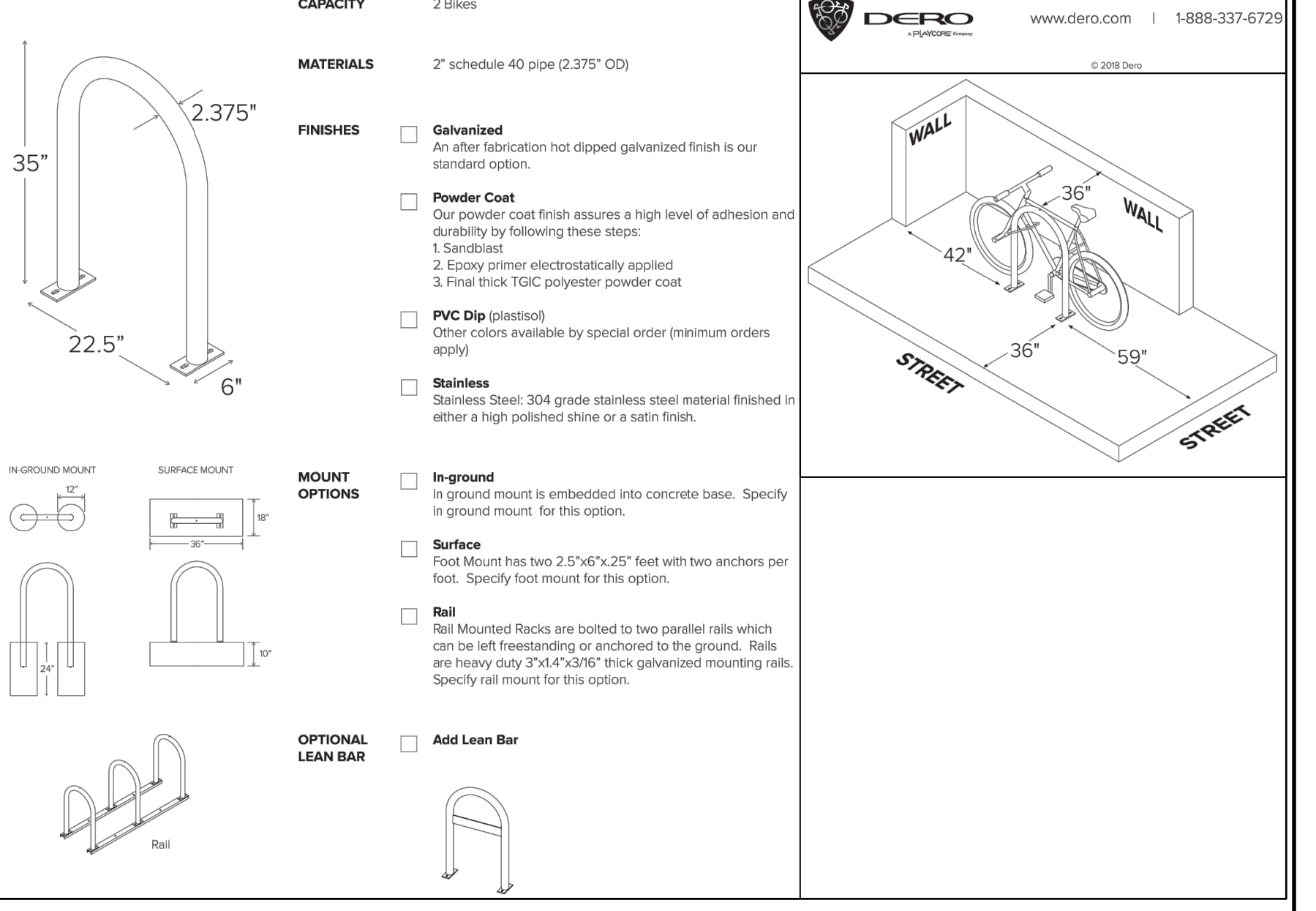
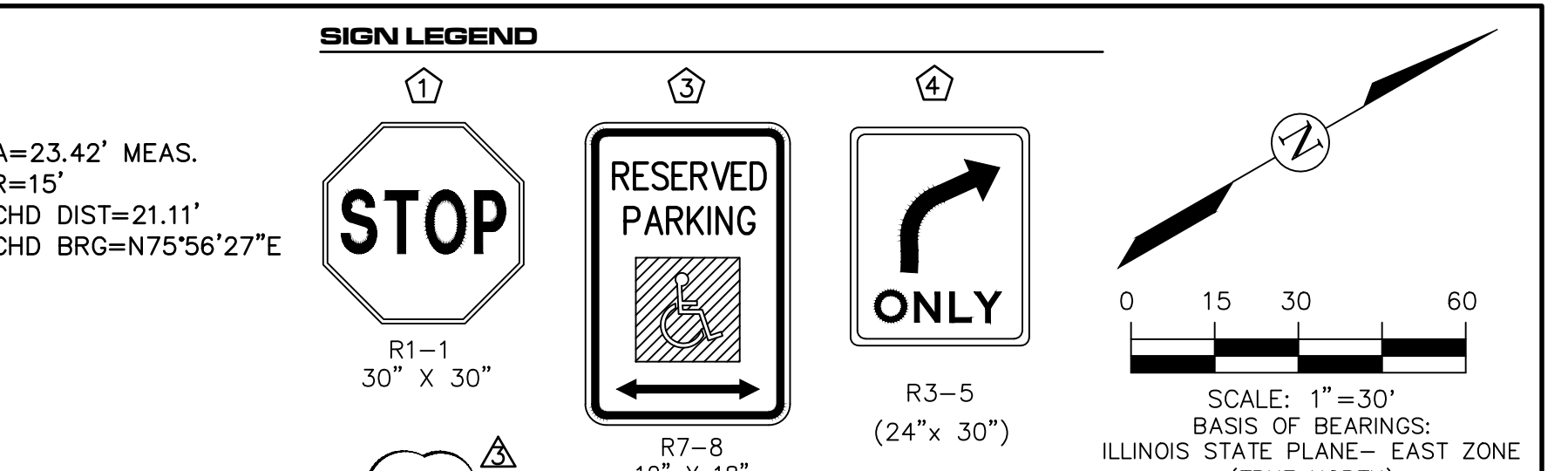
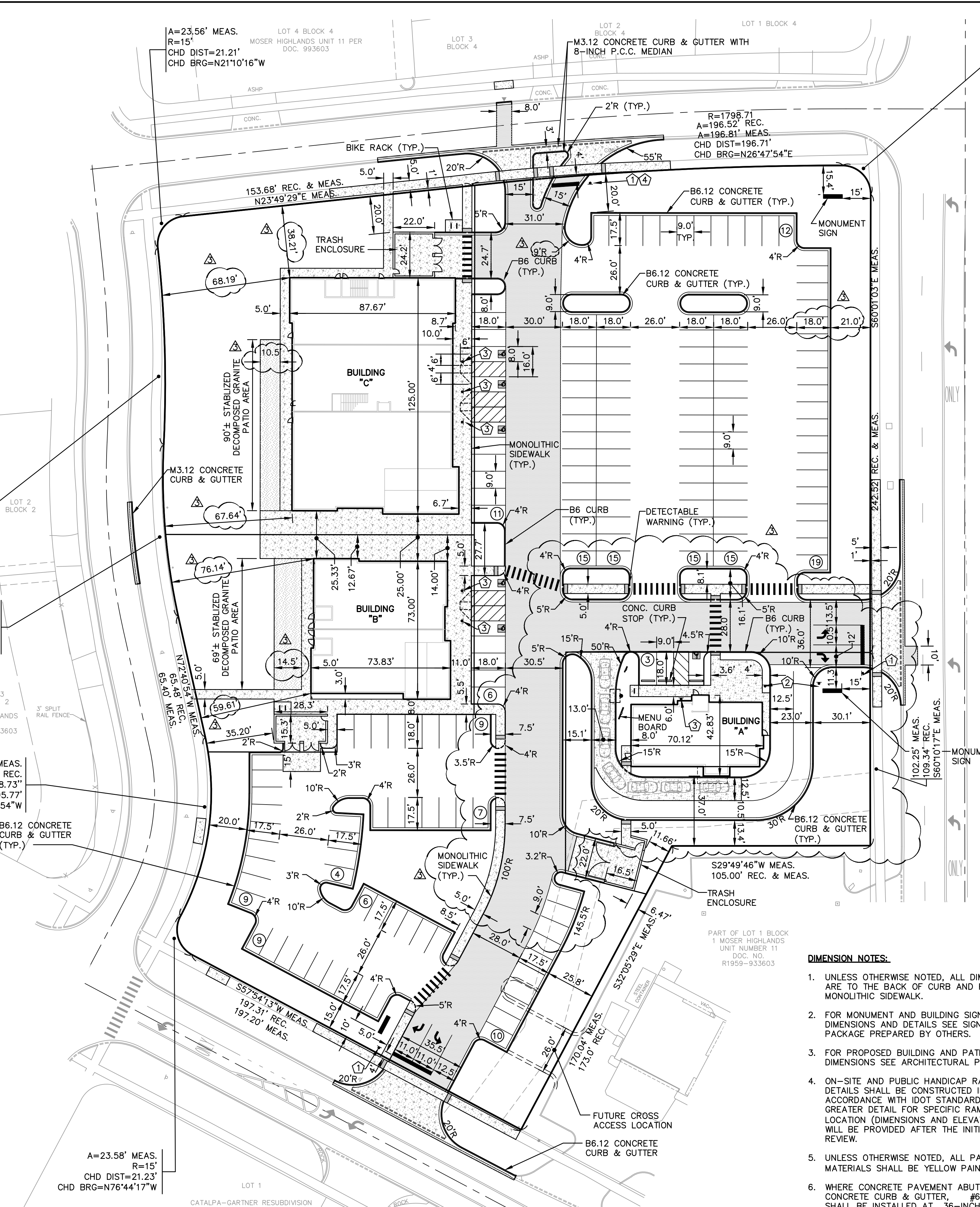
BUILDING "A" 2,400 S.F. x (4.5 SPACES/1,000 S.F.)	11 SPACES
BUILDING "B" 5,100 S.F. x (10 SPACES/1,000 S.F.)	51 SPACES
BUILDING "C"	
C1 4,570 S.F. x (10 SPACES/1,000 S.F.)	46 SPACES
C2 13,500 S.F. x (3.3 SPACES/1,000 S.F.)	45 SPACES
C3 2,720 S.F. x (4.5 SPACES/1,000 S.F.)	12 SPACES
TOTAL REQUIRED	165 SPACES

PARKING PROVIDED

REGULAR SPACES	159 SPACES
HANDICAP SPACES	6 SPACES
TOTAL	165 SPACES

ZONING

EXISTING	OCI (OFFICE/COMMERCIAL/INSTITUTIONAL)
PROPOSED	B-1 (NEIGHBORHOOD CONVENIENCE SHOPPING CENTER)



- DIMENSION NOTES:**
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB AND FACE OF MONOLITHIC SIDEWALK.
 - FOR MONUMENT AND BUILDING SIGNS DIMENSIONS AND DETAILS SEE SIGNAGE PACKAGE PREPARED BY OTHERS.
 - FOR PROPOSED BUILDING AND PATIO DIMENSIONS SEE ARCHITECTURAL PLANS.
 - ON-SITE AND PUBLIC HANDICAP RAMP DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH IDOT STANDARD 424001. GREATER DETAIL FOR SPECIFIC RAMP LOCATION (DIMENSIONS AND ELEVATIONS) WILL BE PROVIDED AFTER THE INITIAL CITY REVIEW.
 - UNLESS OTHERWISE NOTED, ALL PAVEMENT MATERIALS SHALL BE YELLOW PAINT, 4" WIDE.
 - WHERE CONCRETE PAVEMENT ABUTS B6.12 CONCRETE CURB & GUTTER, #6 TIE BARS SHALL BE INSTALLED AT 36-INCH CENTERS.

NOTES FOR HANDICAP PARKING STALLS:

- EACH PARKING SPACE SHALL BE AT LEAST EIGHT FEET WIDE, WITH AN EIGHT FOOT WIDE ACCESS AISLE, FOR A TOTAL OF SIXTEEN FEET.
- ADJACENT HANDICAPPED PARKING SHALL NOT SHARE A COMMON ACCESS AISLE.
- SIGNS SHALL BE VERTICALLY MOUNTED ON A POST OR A WALL AT THE FRONT CENTER OF THE PARKING SPACE NO MORE THAN FIVE (5) FEET HORIZONTALLY FROM THE FRONT OF A PARKING SPACE AND SET A MINIMUM OF FOUR (4) FEET FROM THE FINISHED GRADE TO THE BOTTOM OF THE SIGN.
- HANDICAPPED PARKING SIGNS SHALL ALSO EXHIBIT THE WORDS "\$250.00 FINE".
- PARKING SPACES DESIGNED FOR PERSONS WITH DISABILITIES AND ACCESSIBLE PASSENGER LOADING ZONES THAT SERVE A PARTICULAR BUILDING, SHALL BE LOCATED ON THE SHORTEST POSSIBLE ACCESSIBLE ENTRANCE OF THE BUILDING.
- IN SEPARATE PARKING STRUCTURES OR LOTS THAT DO NOT SERVE A PARTICULAR BUILDING, PARKING SPACES FOR PERSONS WITH DISABILITIES SHALL BE LOCATED ON THE SHORTEST POSSIBLE CIRCULATION ROUTE TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY.

ACCESSIBLE PARKING SPACE MARKINGS

TOT. OFF STREET PRKG SPACES REQUIRED	# OF HANDICAP SPACES PER # OF OFF STREET PARKING	ACCESSIBLE PRKG SPACES REQUIRED	REGD MIN. # OF
1 TO 20	2	1	
21 TO 50	2	2	
51 TO 75	3	3	
76 TO 100	4	4	
101 TO 150	5	5	
151 TO 200	6	6	
201 TO 300	7	7	
301 TO 400	8	8	
401 TO 500	9	9	
501 TO 1000	20 PLUS 1 FOR EACH 100 OVER 1000	20 PLUS 1 FOR EACH 100 OVER 1000	

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NO. DATE DESCRIPTION			REVISIONS		
1	06/05/19	REV. PER CITY RVW DATED 05/16/19			
2	07/09/19	REV. PER CITY RVW DATED 06/26/19 AND INTERNAL REVIEW			
3	07/30/19	REV. PER CITY RVW DATED 07/25/19			

THE SHOPPES ON WASHINGTON

DIMENSION PLAN

DRN./CKD. BY: SRH/JGC	FILE: 8534E	F.L.D. BK./PG.: 273/38-39	SHEET NO. 5 OF 18
SCALE: 1"=30'	DATE: 04/22/19	JOB NO.: 190-206	