



PAVEMENT HATCH LEGEND:

	ASPHALT PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK

SITE DATA TABLE:

PROJECT AREA:	
LOT 1 (EXISTING US BANK)	±37,343 SF / ±0.86 ACRES
LOT 2 (PROPOSED DUTCH BROS.)	±20,176 SF / ±0.46 ACRES
TOTAL AREA:	±57,519 SF / ±1.32 ACRES
BUILDING AREA:	
LOT 1 (EXISTING US BANK)	±2,705 SF (FAR 0.072)
LOT 2 (PROPOSED DUTCH BROS.)	±986 SF (FAR 0.049)
TOTAL AREA	±3,691 SF (FAR 0.064)
PARKING CODE:	
- COFFEE SHOPS - (4.5) PARKING SPACES PER 1000 SF OF GFA	
- BANK - (1) PARKING SPACE PER 250 SF OF GFA	
PARKING REQUIRED:	
LOT 1 (EX. U.S. BANK): 5,000 SF/250 X 1 =	20 PARKING SPACES
LOT 2 (PR. DUTCH BROS.): 986 SF/1000 X 4.5 =	4 PARKING SPACES
TOTAL PARKING REQUIRED:	24 PARKING SPACES
PARKING PROVIDED:	
LOT 1 (EX. U.S. BANK): 30 SPACES + 2 HC SPACES =	32 TOTAL PARKING SPACES
LOT 2 (EX. DUTCH BROS.): 6 SPACES + 1 HC SPACES =	7 TOTAL PARKING SPACES
TOTAL PARKING PROVIDED:	39 PARKING SPACES
PROPOSED PARKING RATIO:	6.52/1000 SF

IMPERVIOUS AREA SUMMARY TABLE:

LOT 1 AREA	37,343 SF
EXISTING IMPERVIOUS AREA	29,193 SF
PROPOSED IMPERVIOUS AREA	28,814 SF
NET NEW IMPERVIOUS AREA (NET REDUCTION IN IMPERVIOUS AREA)	-379 SF
LOT 2 AREA	20,176 SF
EXISTING IMPERVIOUS AREA	16,536 SF
PROPOSED IMPERVIOUS AREA	12,678 SF
NET NEW IMPERVIOUS AREA (NET REDUCTION IN IMPERVIOUS AREA)	-3,858 SF

SITE PLAN	6/27/25 Date
DUTCH BROS. COFFEE	2 PER CITY
SHOREWOOD DEVELOPMENT GROUP	1 PERMIT SUBMITTAL
NAPERVILLE, ILLINOIS	Description

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F805a	
1" = 50'	
SP1	