



ASPHALT PAVEMENT

HEAVY DUTY CONCRETE PAVEMENT

CONCRETE SIDEWALK

<u>PROJECT AREA:</u>	
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
<u>BUILDING AREA:</u>	
LOT 1 (EXISTING US BANK)	±2,705 SF (FAR 0.072)
LOT 2 (PROPOSED DUTCH BROS.)	±1,179 SF (FAR 0.058)
TOTAL AREA	±3,884 SF (FAR 0.068)

- COFFEE SHOPS - (4.5) PARKING SPACES PER 1000 SF OF GFA
- BANK - (1) PARKING SPACE PER 250 SF OF GFA

LOT 1 (EX. U.S. BANK):	5,000 SF/250 X 1 =	20 PARKING SPACES
LOT 2 (PR. DUTCH BROS):	1,179 SF/1000 X 4.5 =	<u>5 PARKING SPACES</u>
TOTAL PARKING REQUIRED:		25 PARKING SPACES

LOT 1 (EX. U.S. BANK): 30 SPACES + 2 HC SPACES =	31 TOTAL PARKING SPACES
LOT 2 (EX. DUTCH BROS): 5 SPACES + 1 HC SPACES =	<u>6 TOTAL PARKING SPACES</u>
TOTAL PARKING PROVIDED: 35 + 3 HC SPACES =	37 PARKING SPACES
PROPOSED PARKING RATIO:	5.99/1000 SF

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	12,656 SF
NET NEW IMPERVIOUS AREA (NET REDUCTION IN IMPERVIOUS AREA)	-3,880 SF



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F805a

1" = 50'

SP1

SITE PLAN

DUTCH BROS. COFFEE
SHOREWOOD DEVELOPMENT GROUP
NAPERVILLE, ILLINOIS

5	BUILDING PERMIT SUBMITTAL	8/20/25
4	BUILDING COORDINATION	8/6/25
3	PER CITY	7/30/25
2	PER CITY	6/27/25
1	PERMIT SUBMITTAL	5/23/25
No.	Description	Date