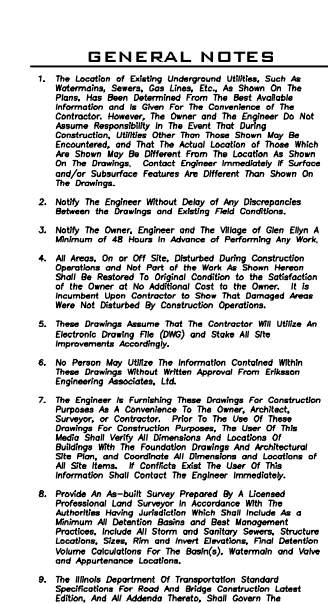
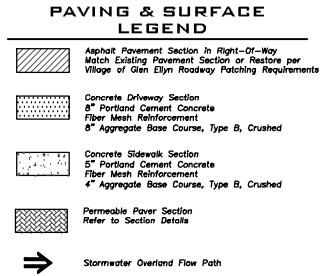
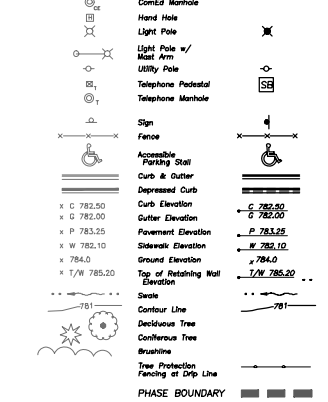
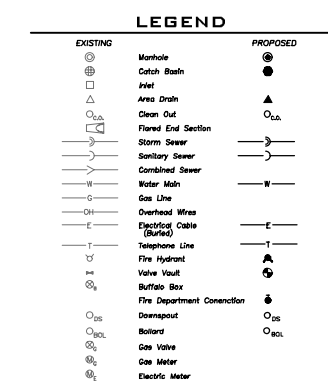
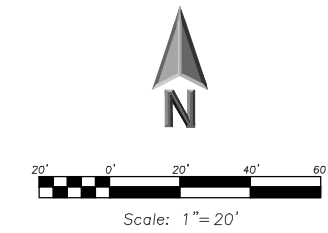
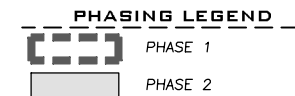


SITE AREA TABULATION				
PROPERTY	ZONING DISTRICT	PIN	SITE DISTURBANCE (SF)	NET NEW IMPERVIOUS AREA (SF)
Civic Center 535 Duane	C5B	05-11-328-024	44,714	1,817
Main Street Plaza 423 Main	C5A	05-11-328-003	3,028	498
Sushi Ukai	C5A	05-11-328-004	400	0
Nobel House	C5A	05-11-328-005	451	0
Elynn Beauty	C5A	05-11-328-006	237	0
First United Methodist Church	C5B	05-11-328-025	1050	0
TOTAL			49,495	2,315

- SITE DATA**
- Gross Site Area = 77,662.24 Sq. Ft. (1.78 Ac.)
 - Common Open Space = 6,970 Sq. Ft.
 - Total Gross Floor Area of Parking Structure (Parking) = 108,977 Sq. Ft.
 - Total Gross Floor Area of Existing Civic Center (Office) = 45,208 Sq. Ft.
 - Floor Area Ratio: FAR = 154,183/77,662.24 = 1.99
 - PUD Lot 1 Area (Zoned C5B) = 74,834.24 (1.71 Ac.)
 - PUD Lot 2 Area (Zoned C5A) = 3,028 Sq. Ft. (0.07 Ac.)
 - PUD Phase 1 Area = 66,084 Sq. Ft.
 - PUD Phase 2 Area = 11,598.24 Sq. Ft.
 - Parking - New Stalls On Site:
 - Parking Structure: 277 Stalls
 - North Surface Lot: 10 Stalls
 - Parking - Lost Stalls On Site:
 - Existing Surface Lot: 75 Stalls
 - Parking - Net Parking Gain On Site:
 - Civic Center Parking: 212 Stalls
 - Parking - On-street:
 - Lost Stalls On Duane Due To Project (Note Count Is Same Under Existing Conditions And Future Streetscape Conditions): 1 Stall
 - Lost Stalls On Main Due To Project (Note Count Is Same Under Existing Conditions And Future Streetscape Conditions): 2 Stalls
 - Parking - Civic Center + On-street:
 - Net Stall Increase For Village Of Glen Elynn Parking Due To Garage Project = 209 Stalls.
 - Parking - Number of Parking Stalls Required per Section 10-4-17-2(G):
 - Civic Center = 45,208 Sq. Ft./250 Sq.Ft./stall = 181 Stalls

- GEOMETRY NOTES**
1. All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center Of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.
 2. All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications. All Cross Hatch Striping Shall Be 45' At 2'-0" Centers.
 3. All Accessible Parking Signs (R7-8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.
 4. Refer to Architectural Drawings For Exact Locations of All Buildings.
 5. Refer to Architectural Drawings For Locations and Details of All Permanent Site Fencing.
 6. Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-1/2" Dia., 11 Gauge Steel, Embedded 42" Minimum Into Ground.



Design Builder:

Mortenson
M. A. MORTENSON COMPANY
300 Park Boulevard, Suite 100
Itasca, IL 60143
Tel: 847.991.9600
www.mortenson.com

Design Consultants:

WALKER CONSULTANTS
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2895 Greenport Parkway, Suite 600
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Professional Engineer Seal:
TIMOTHY OWEN BROWN
05-068881
EXPIRATION DATE: 11/30/19



VILLAGE OF GLEN ELYNN
PUBLIC PARKING GARAGE

535 Duane Street
Glen Elynn, IL 60137

