

Project Name & Location:

**Proposed Retail
Development**

2403 US Route 12
Spring Grove, Illinois

Drawing Title:

Site Plan Option 4

Revisions:

Revision #	Description	Issue Date

Architect's Certification:

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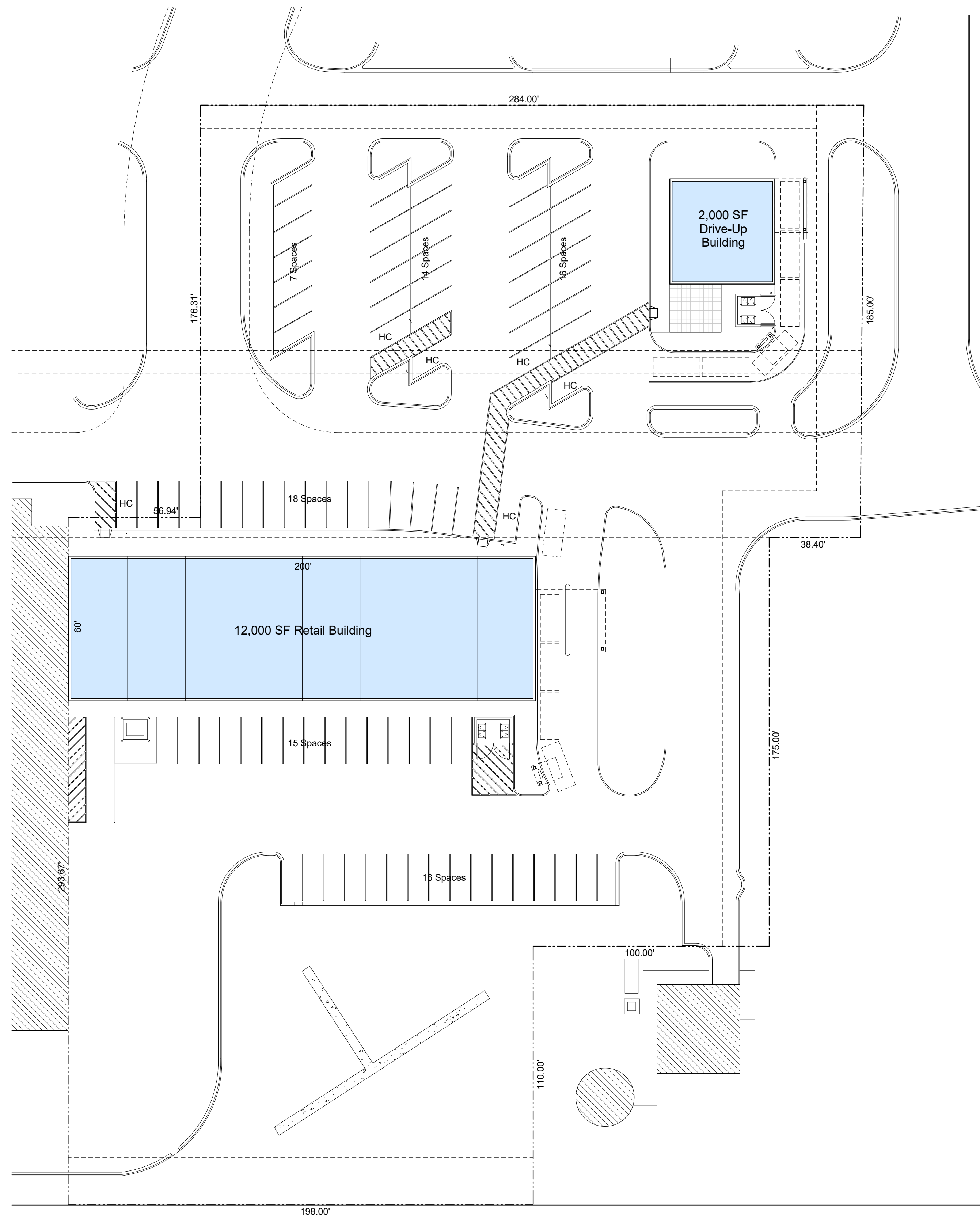
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Do Not Scale Drawings

Project number	2404
Date	3/15/2024
Drawn by	RLM
Checked by	RLM

SP-4R

Scale 1" = 30'-0"



Building Summary:

Retail Building: 10,500 SF (7 x 1,500 SF Tenant Spaces)
 Restaurant: 1,500 SF (1 x 1,500 SF Tenant Space)
 With Drive-Up Lane
 Restaurant Out-Building: 2,000 SF with Drive-Up Lane

Parking Summary

Retail Building:
 5 Parking Spaces/1,000 SF
 10,500 SF Retail Requires 53 Spaces

Restaurant Tenant:
 10 Parking Spaces/1,000 SF
 1,500 SF Restaurant Requires 15 Spaces
 Drive-Up Lane can hold 4 Cars

Outlot Restaurant:
 10 Parking Spaces/1,000 SF
 2,000 SF Restaurant Requires 20 Spaces
 Drive-Up Lane can hold 6 Cars

86 Spaces are Provided (88 Required)
 5% or 5 Spaces must be Accessible; 6 Provided

Loading Summary

Retail Building:
 Up to 50,000 SF, One 12' x 45' Required
 One Loading Space Provided for Retail Building
 Dumpster Enclosure Provided

1 Site Plan Option 4 (Revised)
1" = 30'-0"

