

PARCEL	LAND USE	SF	PARKING RATIO	SPACES REQUIRED
A OPTION 1	RETAIL	11,650	1 PER 250 SF	47
A OPTION 1	OFFICE	20,600	1 PER 200 SF	103
A OPTION 1	RESTAURANT	22,500	1 PER 100 SF	225
				TOTAL REQUIRED 375
				PROVIDED 92 (INCLUDES 4 ADA)
				SHORTAGE 283

PARCEL	LAND USE	SF	PARKING RATIO	SPACES REQUIRED
B OPTION 1	OFFICE	20,600	1 PER 200 SF	103
B OPTION 1	RETAIL	10,400	1 PER 250 SF	42
B OPTION 1	RESTAURANT	20,495	1 PER 100 SF	205
B OPTION 1	COMMERCIAL OUTLOT	6,000	1 PER 250 SF	24
				TOTAL REQUIRED 374
				PROVIDED 93 (INCLUDES 5 ADA)
				SHORTAGE 281

PARCEL	LAND USE	SF	PARKING RATIO	SPACES REQUIRED
H OPTION 1	RESTAURANT	8,000	1 PER 100 SF	80
				TOTAL REQUIRED 80
				PROVIDED 57 (INCLUDES 3 ADA)
				SHORTAGE 23

PARCEL	LAND USE	SF	PARKING RATIO	SPACES REQUIRED
C	DAYCARE	11,875	1 PER 300 SF	40
				TOTAL REQUIRED 40
				PROVIDED 40 (INCLUDES 2 ADA)
				SHORTAGE 0

PARCEL	LAND USE	SF	PARKING RATIO	SPACES REQUIRED
HEROES	PARK	74,625	10 PER ACRE	17
				TOTAL REQUIRED 17
				PROVIDED 15
				SHORTAGE 2

PARCEL	LAND USE	SF	PARKING RATIO	SPACES REQUIRED
E	ENTERTAINMENT	42,402	1 PER 200 SF	212
				TOTAL REQUIRED 212
				PROVIDED 15
				SHORTAGE 197

PARCEL	LAND USE	SF	PARKING RATIO	SPACES REQUIRED
F	RESTAURANT	12,000	1 PER 100 SF	120
				TOTAL REQUIRED 120
				PROVIDED 545

PARCEL	NOTES	SPACES PROVIDED
METRA (WEST) - N.I.C.	NOT SHOWN ON SITE PLAN	262
METRA (EAST) - N.I.C.	DOES NOT INCLUDED ADA SPACES	65

PARCEL	NOTES	SPACES PROVIDED
U of C - N.I.C.	SURFACE LOT - NOT SHOWN ON SITE PLAN	224

TOTAL PARKING REQUIRED	1,316
50% REDUCTION	658
TOTAL PARKING PROVIDED	857

REFLECTIVE OF OPTION 1

BIKE PARKING REQUIRED	86
BIKE PARKING PROVIDED	88

10% TOTAL, INCLUDES ON-STREET PARKING

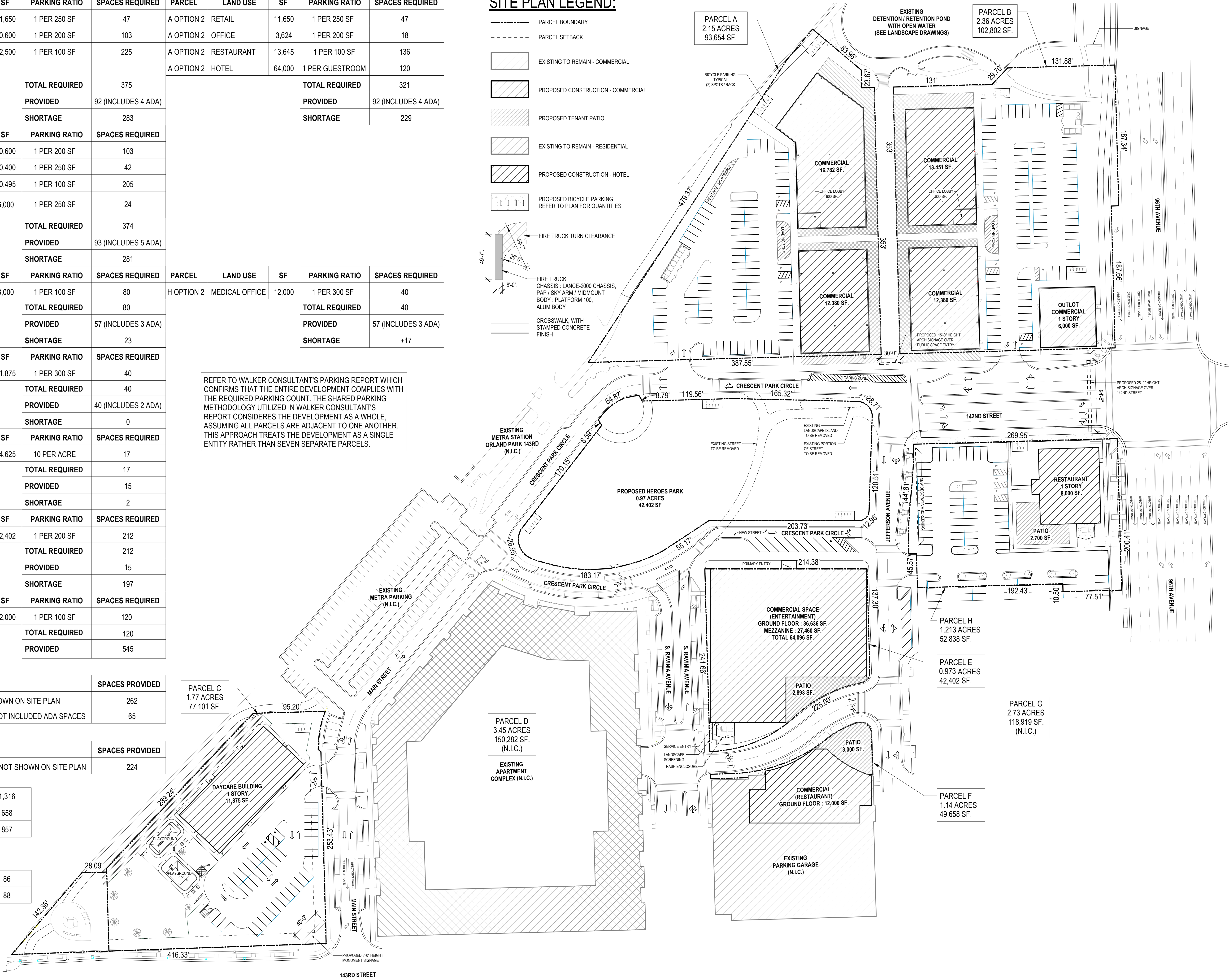
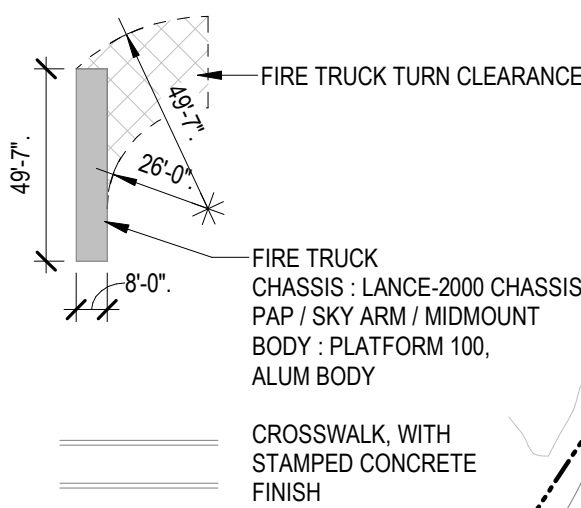
PARCEL	LAND USE	SF	PARKING RATIO	SPACES REQUIRED
A OPTION 2	RETAIL	11,650	1 PER 250 SF	47
A OPTION 2	OFFICE	3,624	1 PER 200 SF	18
A OPTION 2	RESTAURANT	13,645	1 PER 100 SF	136
A OPTION 2	HOTEL	64,000	1 PER GUESTROOM	120
				TOTAL REQUIRED 321
				PROVIDED 92 (INCLUDES 4 ADA)
				SHORTAGE 229

PARCEL	LAND USE	SF	PARKING RATIO	SPACES REQUIRED
H OPTION 2	MEDICAL OFFICE	12,000	1 PER 300 SF	40
				TOTAL REQUIRED 40
				PROVIDED 57 (INCLUDES 3 ADA)
				SHORTAGE +17

REFER TO WALKER CONSULTANT'S PARKING REPORT WHICH CONFIRMS THAT THE ENTIRE DEVELOPMENT COMPLIES WITH THE REQUIRED PARKING COUNT. THE SHARED PARKING METHODOLOGY UTILIZED IN WALKER CONSULTANT'S REPORT CONSIDERS THE DEVELOPMENT AS A WHOLE, ASSUMING ALL PARCELS ARE ADJACENT TO ONE ANOTHER. THIS APPROACH TREATS THE DEVELOPMENT AS A SINGLE ENTITY RATHER THAN SEVEN SEPARATE PARCELS.

SITE PLAN LEGEND:

- PARCEL BOUNDARY
- PARCEL SETBACK
- EXISTING TO REMAIN - COMMERCIAL
- PROPOSED CONSTRUCTION - COMMERCIAL
- PROPOSED TENANT PATIO
- EXISTING TO REMAIN - RESIDENTIAL
- PROPOSED CONSTRUCTION - HOTEL
- PROPOSED BICYCLE PARKING
REFER TO PLAN FOR QUANTITIES



1 OVERALL SITE PLAN
1" = 60'-0"

DESIGN ARCHITECT

DUNNE | KOZLOWSKI

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312.573.2490 | www.dk-arch.com

CLIENT

EDWARDS REALTY COMPANY
14400 SOUTH JOHN HUMPHREY DRIVE
SUITE 200
ORLAND PARK, IL 60462

PROJECT NAME

ORLAND PARK
DEVELOPMENT

LOCATION

DOWNTOWN ORLAND PARK
ORLAND PARK, IL

ISSUE #	ISSUED FOR:	DATE
1	SITE PLAN	2024-02-29
2	ENG. BACKGROUNDS	2024-05-14
3	DOWNTOWN PLANNING REVIEW REVISION 1	2024-05-16
4	ENG. BACKGROUNDS	2024-06-14
5	DOWNTOWN PLANNING REVIEW REVISION 2	2024-06-24

SEAL

CLIENT APPROVAL:

DATE:

TITLE

OVERALL SITE PLAN

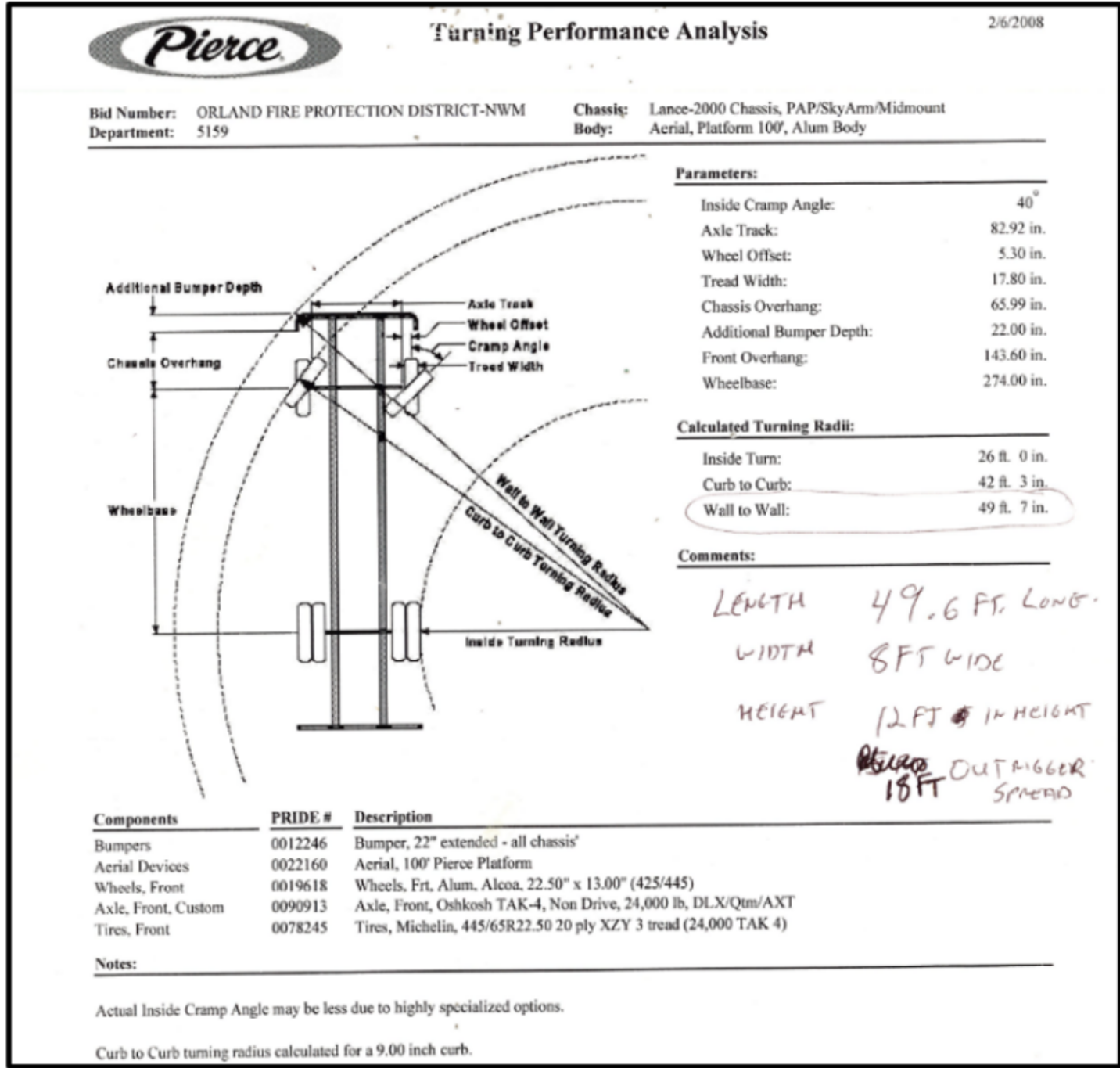
PROJECT

2104

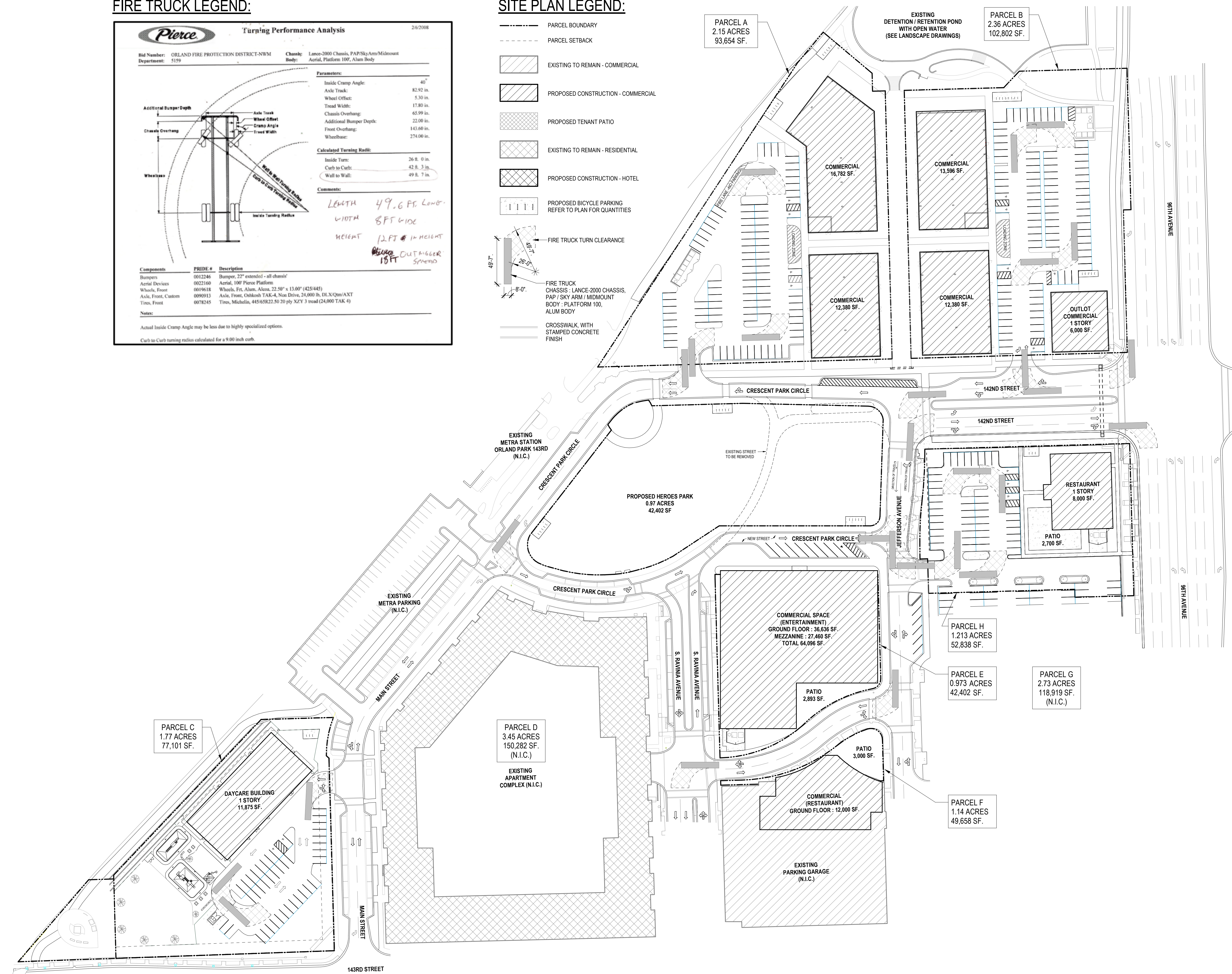
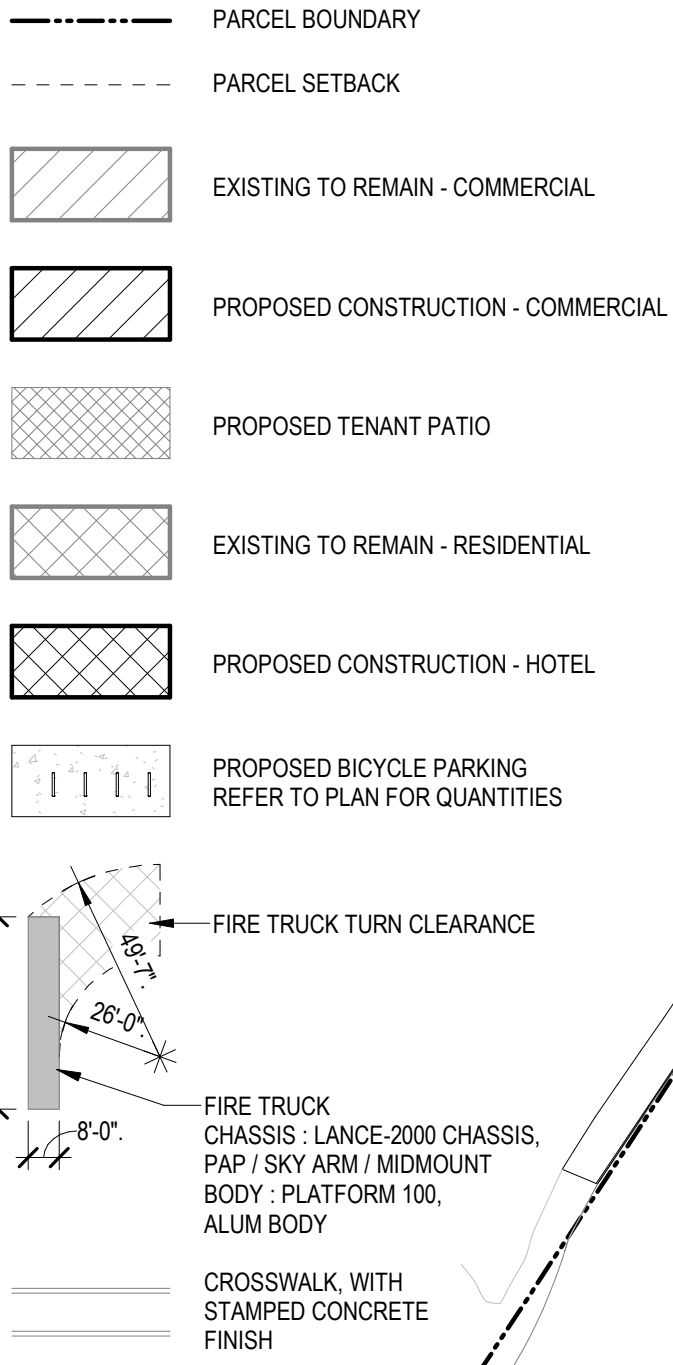
SHEET

A-100

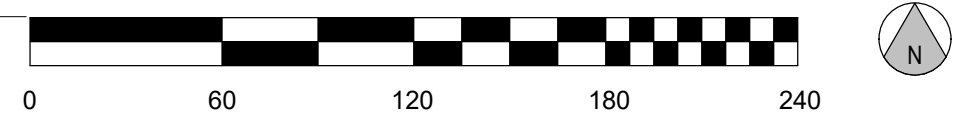
FIRE TRUCK LEGEND:



SITE PLAN LEGEND:



1 OVERALL SITE PLAN - FIRE TRUCK TURNAROUND EXHIBIT
1" = 60'-0"



DESIGN ARCHITECT

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14400 SOUTH JOHN HUMPHREY DRIVE
SUITE 200
ORLAND PARK, IL 60462

PROJECT NAME

ORLAND PARK
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LOCATION

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ORLAND PARK, IL

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DATE:

TITLE

OVERALL SITE PLAN - FIRE
TRUCK TURNAROUND EXHIBIT

PROJECT

2104

SHEET

A-100.2

	GROSS SITE AREA	NET AREA (BUILDABLE)	GROSS FLOOR AREA	FLOOR AREA RATIO (FAR)
PARCEL A	99,418 SF	28,750 SF	54,750 SF	0.55
PARCEL B	105,208 SF	31,635 SF	57,495 SF	0.55

DESIGN ARCHITECT

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14400 SOUTH JOHN HUMPHREY DRIVE
SUITE 200
ORLAND PARK, IL 60462

PARCEL A
2 STORIES ABOVE GROUND LEVEL - MIXED USE

LEVEL 1 : RETAIL = 11,650 SF.
LEVEL 1 : RESTAURANT = 16,500 SF.
LEVEL 1 : OFFICE = 600 SF
LEVEL 2 : OFFICE = 20,000 SF.
LEVEL 2 : RESTAURANT = 6,000 SF.
TOTAL BUILDING AREA = 54,750 SF.

PARCEL B
2 STORIES ABOVE GROUND LEVEL - MIXED USE

LEVEL 1 : RETAIL = 10,400 SF.
LEVEL 1 : RESTAURANT = 14,495 SF.
LEVEL 1 : OFFICE = 600 SF
LEVEL 2 : OFFICE = 20,000 SF.
LEVEL 2 : RESTAURANT = 6,000 SF.
TOTAL BUILDING AREA = 51,495 SF.

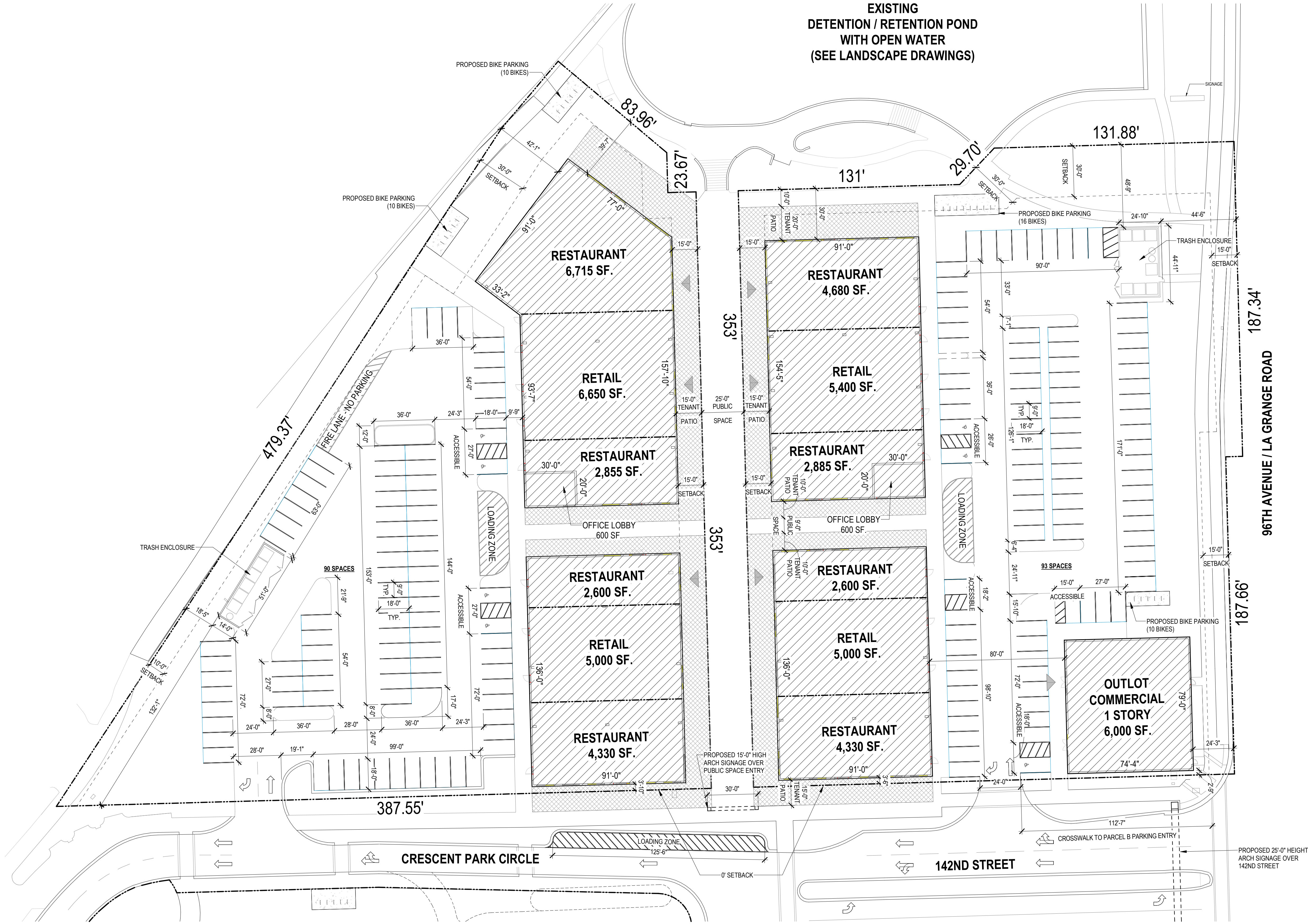
PARCEL B - OUTLOT BUILDING
1 STORY ABOVE GROUND LEVEL -
COMMERCIAL / RESTAURANT

TOTAL BUILDING AREA = 6,000 SF.

SITE PLAN LEGEND:

- PARCEL BOUNDARY
- PARCEL SETBACK
- EXISTING TO REMAIN - COMMERCIAL
- PROPOSED CONSTRUCTION - COMMERCIAL
- PROPOSED TENANT PATIO
- EXISTING TO REMAIN - RESIDENTIAL
- PROPOSED CONSTRUCTION - HOTEL
- PROPOSED BICYCLE PARKING
REFER TO PLAN FOR QUANTITIES
- PRIMARY CUSTOMER ENTRANCE
- SECONDARY CUSTOMER ENTRANCE

EXISTING
DETENTION / RETENTION POND
WITH OPEN WATER
(SEE LANDSCAPE DRAWINGS)



1 PARCEL A & B - LEVEL 1 - OPTION 1
1" = 30'-0"



CLIENT APPROVAL:
DATE:
TITLE

PARCEL A & B - LEVEL 1 -
OPTION 1

PROJECT

2104

SHEET

A-101

	GROSS SITE AREA	NET AREA (BUILDABLE)	GROSS FLOOR AREA	FLOOR AREA RATIO (FAR)
PARCEL A	99,418 SF	28,750 SF	54,750 SF	0.55
PARCEL B	105,208 SF	31,635 SF	57,495 SF	0.55

PARCEL A
2 STORIES ABOVE GROUND LEVEL - MIXED USE

LEVEL 1 : RETAIL = 11,650 SF.
LEVEL 1 : RESTAURANT = 16,500 SF.
LEVEL 1 : OFFICE = 600 SF
LEVEL 2 : OFFICE = 20,000 SF.
LEVEL 2 : RESTAURANT = 6,000 SF.
TOTAL BUILDING AREA = 54,750 SF.

PARCEL B
2 STORIES ABOVE GROUND LEVEL - MIXED USE

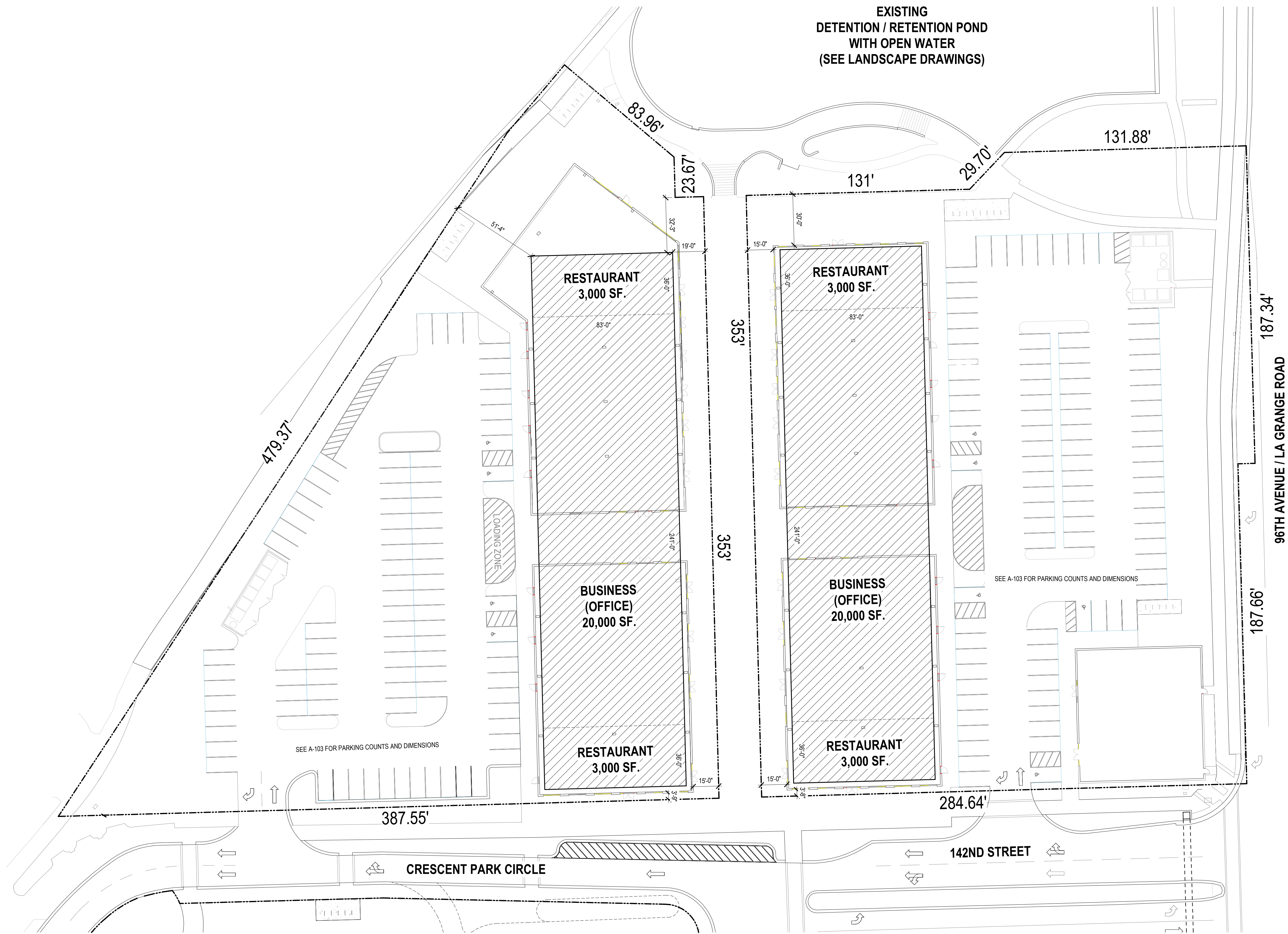
LEVEL 1 : RETAIL = 10,400 SF.
LEVEL 1 : RESTAURANT = 14,495 SF.
LEVEL 1 : OFFICE = 600 SF
LEVEL 2 : OFFICE = 20,000 SF.
LEVEL 2 : RESTAURANT = 6,000 SF.
TOTAL BUILDING AREA = 51,495 SF.

PARCEL B - OUTLOT BUILDING
1 STORY ABOVE GROUND LEVEL -
COMMERCIAL / RESTAURANT

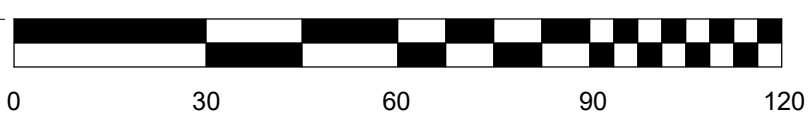
TOTAL BUILDING AREA = 6,000 SF.

SITE PLAN LEGEND:

- PARCEL BOUNDARY
- PARCEL SETBACK
- EXISTING TO REMAIN - COMMERCIAL
- PROPOSED CONSTRUCTION - COMMERCIAL
- PROPOSED TENANT PATIO
- EXISTING TO REMAIN - RESIDENTIAL
- PROPOSED CONSTRUCTION - HOTEL
- PROPOSED BICYCLE PARKING
REFER TO PLAN FOR QUANTITIES
- PRIMARY CUSTOMER ENTRANCE
- SECONDARY CUSTOMER ENTRANCE



1 PARCEL A & B - LEVEL 2 - OPTION 1
1" = 30'-0"



DESIGN ARCHITECT

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CLIENT

EDWARDS REALTY COMPANY

14400 SOUTH JOHN HUMPHREY DRIVE
SUITE 200
ORLAND PARK, IL 60462

PROJECT NAME

ORLAND PARK
DEVELOPMENT

LOCATION

DOWNTOWN ORLAND PARK
ORLAND PARK, IL

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SEAL

CLIENT APPROVAL:

DATE:

TITLE

PARCEL A & B - LEVEL 2 -
OPTION 1

PROJECT

2104

SHEET

A-102

	GROSS SITE AREA	NET AREA (BUILDABLE)	GROSS FLOOR AREA	FLOOR AREA RATIO (FAR)
PARCEL A	99,418 SF	28,750 SF	54,750 SF	0.55
PARCEL B	105,208 SF	31,635 SF	57,495 SF	0.55

DESIGN ARCHITECT

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CLIENT

EDWARDS REALTY COMPANY

14400 SOUTH JOHN HUMPHREY DRIVE
SUITE 200
ORLAND PARK, IL 60462

PARCEL A
2 STORIES ABOVE GROUND LEVEL - MIXED USE

LEVEL 1 : RETAIL = 11,650 SF.
LEVEL 1 : RESTAURANT = 13,645 SF.
LEVEL 1 : OFFICE / LOBBY = 3,450 SF.
LEVEL 2 : HOTEL AMENITY = 10,000 SF.
LEVEL 2 : HOTEL = 6,000 SF.
LEVELS 3 - 5 : HOTEL = 16,000 SF. PER FLOOR
TOTAL BUILDING AREA = 92,745 SF.

PARCEL B
2 STORIES ABOVE GROUND LEVEL - MIXED USE

LEVEL 1 : RETAIL = 10,400 SF.
LEVEL 1 : RESTAURANT = 14,495 SF.
LEVEL 2 : OFFICE = 20,000 SF.
LEVEL 2 : RESTAURANT = 6,000 SF.
TOTAL BUILDING AREA = 50,895 SF.

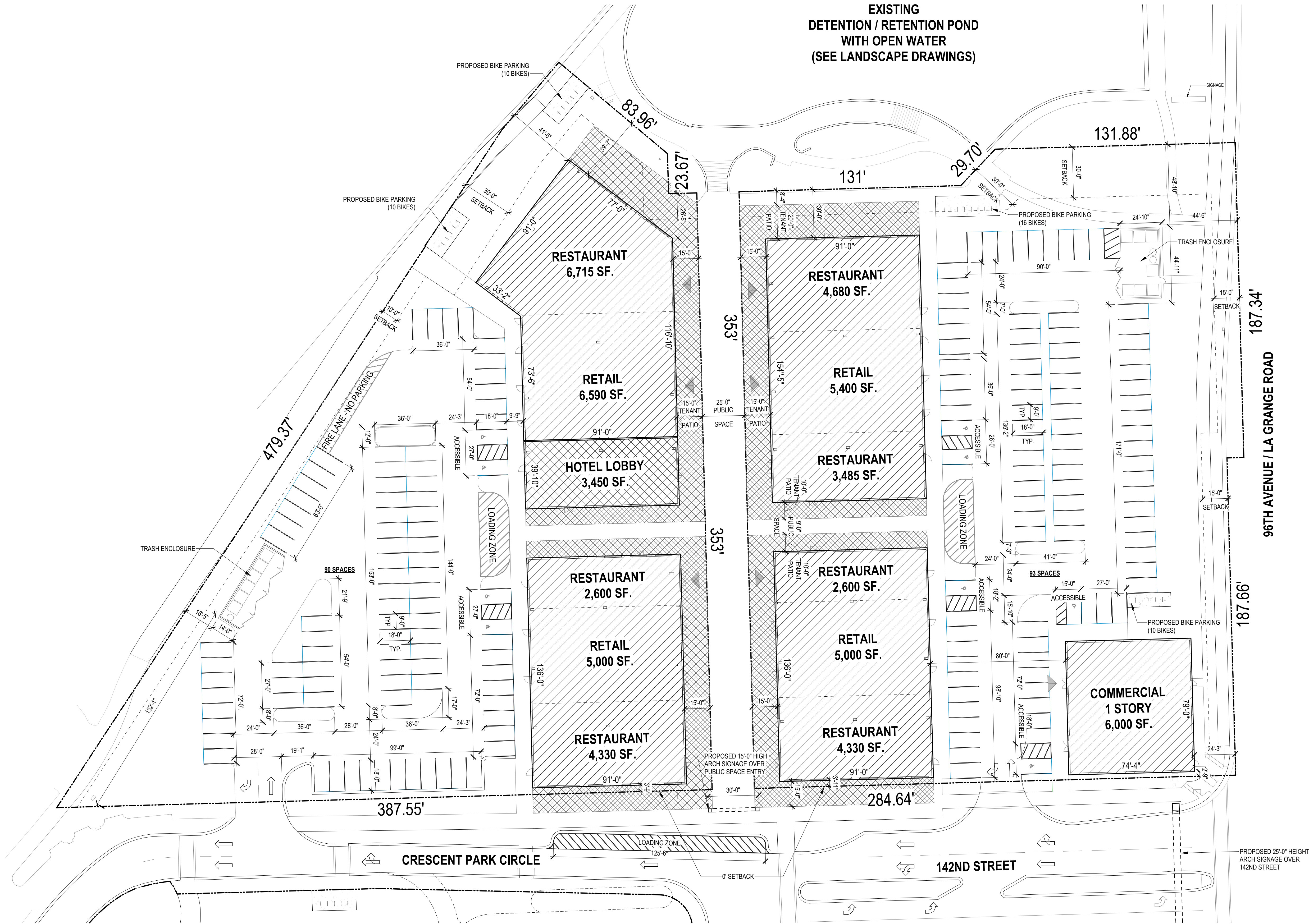
PARCEL B - OUTLOT BUILDING
1 STORY ABOVE GROUND LEVEL -
COMMERCIAL / RESTAURANT

TOTAL BUILDING AREA = 6,000 SF.

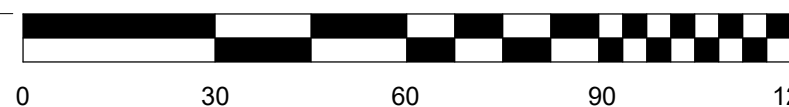
SITE PLAN LEGEND:

- PARCEL BOUNDARY
- PARCEL SETBACK
- EXISTING TO REMAIN - COMMERCIAL
- PROPOSED CONSTRUCTION - COMMERCIAL
- PROPOSED TENANT PATIO
- EXISTING TO REMAIN - RESIDENTIAL
- PROPOSED CONSTRUCTION - HOTEL
- PROPOSED BICYCLE PARKING
REFER TO PLAN FOR QUANTITIES
- PRIMARY CUSTOMER ENTRANCE
- SECONDARY CUSTOMER ENTRANCE

EXISTING
DETENTION / RETENTION POND
WITH OPEN WATER
(SEE LANDSCAPE DRAWINGS)



1 PARCEL A & B - LEVEL 1 - OPTION 2
1" = 30'-0"



CLIENT APPROVAL:

DATE:

TITLE

PARCEL A & B - LEVEL 1 -
OPTION 2

PROJECT

2104

SHEET

A-103

	GROSS SITE AREA	NET AREA (BUILDABLE)	GROSS FLOOR AREA	FLOOR AREA RATIO (FAR)
PARCEL A	99,418 SF	28,150 SF	92,745 SF	0.93
PARCEL B	105,208 SF	31,035 SF	57,035 SF	0.54

PARCEL A
2 STORIES ABOVE GROUND LEVEL - MIXED USE

LEVEL 1 : RETAIL = 11,650 SF.
LEVEL 1 : RESTAURANT = 13,645 SF.
LEVEL 1 : OFFICE / LOBBY = 3,450 SF.
LEVEL 2 : HOTEL AMENITY = 10,000 SF.
LEVEL 2 : HOTEL = 6,000 SF.
LEVELS 3 - 5 : HOTEL = 16,000 SF. PER FLOOR
TOTAL BUILDING AREA = 92,745 SF.

PARCEL B
2 STORIES ABOVE GROUND LEVEL - MIXED USE
LEVEL 1 : RETAIL = 10,400 SF.
LEVEL 1 : RESTAURANT = 14,495 SF.
LEVEL 2 : OFFICE = 20,000 SF.
LEVEL 2 : RESTAURANT = 6,000 SF.
TOTAL BUILDING AREA = 50,895 SF.

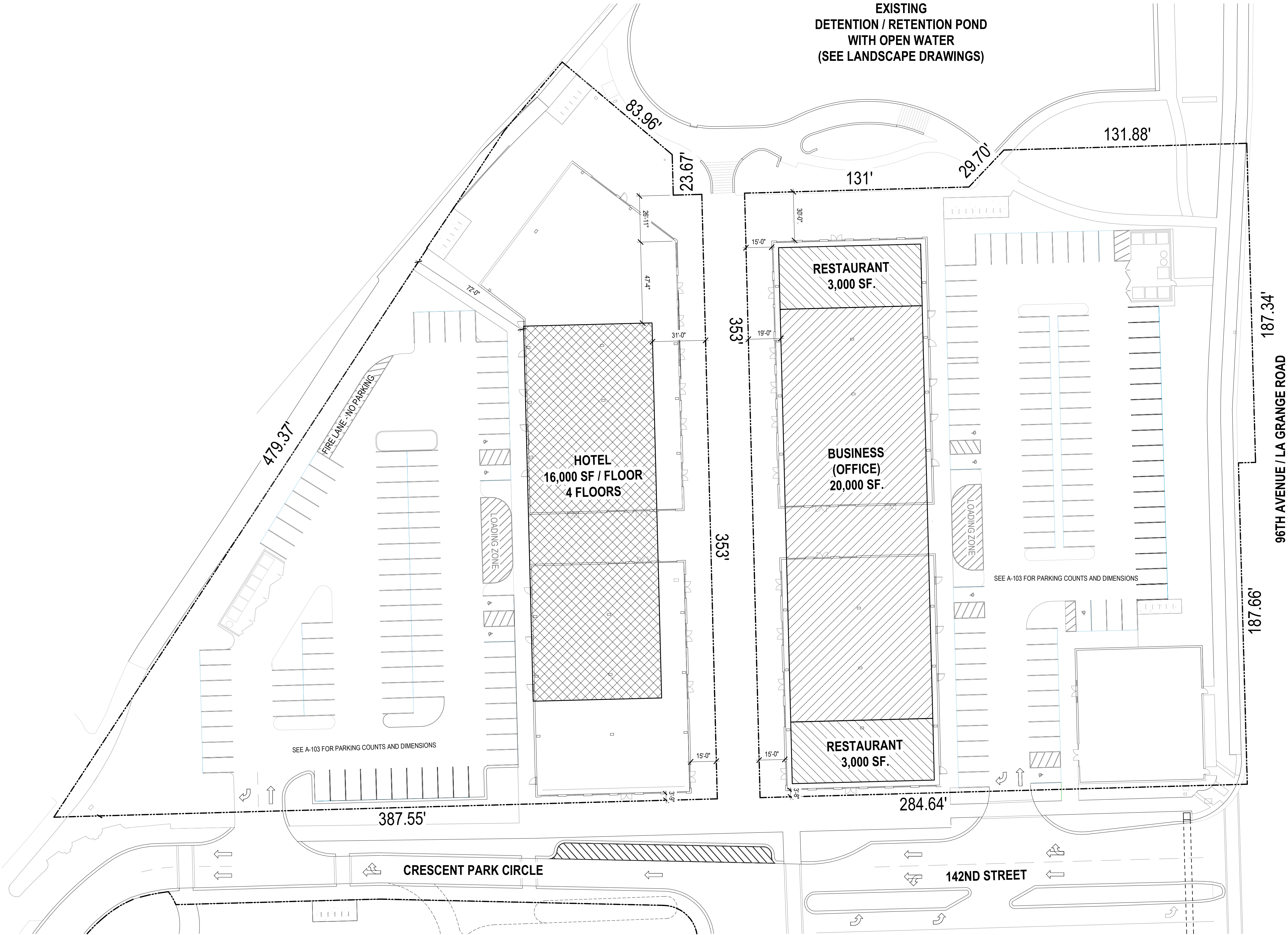
PARCEL B - OUTLOT BUILDING
1 STORY ABOVE GROUND LEVEL -
COMMERCIAL / RESTAURANT

TOTAL BUILDING AREA = 6,000 SF.

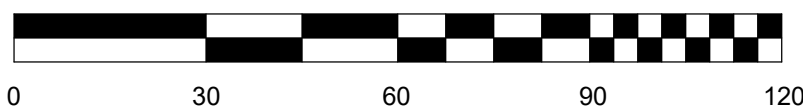
SITE PLAN LEGEND:

- PARCEL BOUNDARY
- PARCEL SETBACK
- EXISTING TO REMAIN - COMMERCIAL
- PROPOSED CONSTRUCTION - COMMERCIAL
- PROPOSED TENANT PATIO
- EXISTING TO REMAIN - RESIDENTIAL
- PROPOSED CONSTRUCTION - HOTEL
- PROPOSED BICYCLE PARKING
REFER TO PLAN FOR QUANTITIES
- PRIMARY CUSTOMER ENTRANCE
- SECONDARY CUSTOMER ENTRANCE

EXISTING
DETENTION / RETENTION POND
WITH OPEN WATER
(SEE LANDSCAPE DRAWINGS)



1 PARCEL A & B - LEVEL 2 - OPTION 2
1" = 30'-0"



DESIGN ARCHITECT

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CLIENT

EDWARDS REALTY COMPANY

14400 SOUTH JOHN HUMPHREY DRIVE
SUITE 200
ORLAND PARK, IL 60462

PROJECT NAME

ORLAND PARK
DEVELOPMENT

LOCATION

MAIN STREET TRIANGLE
ORLAND PARK, IL

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PARCEL A & B - LEVEL 2 -
OPTION 2

PROJECT

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SHEET

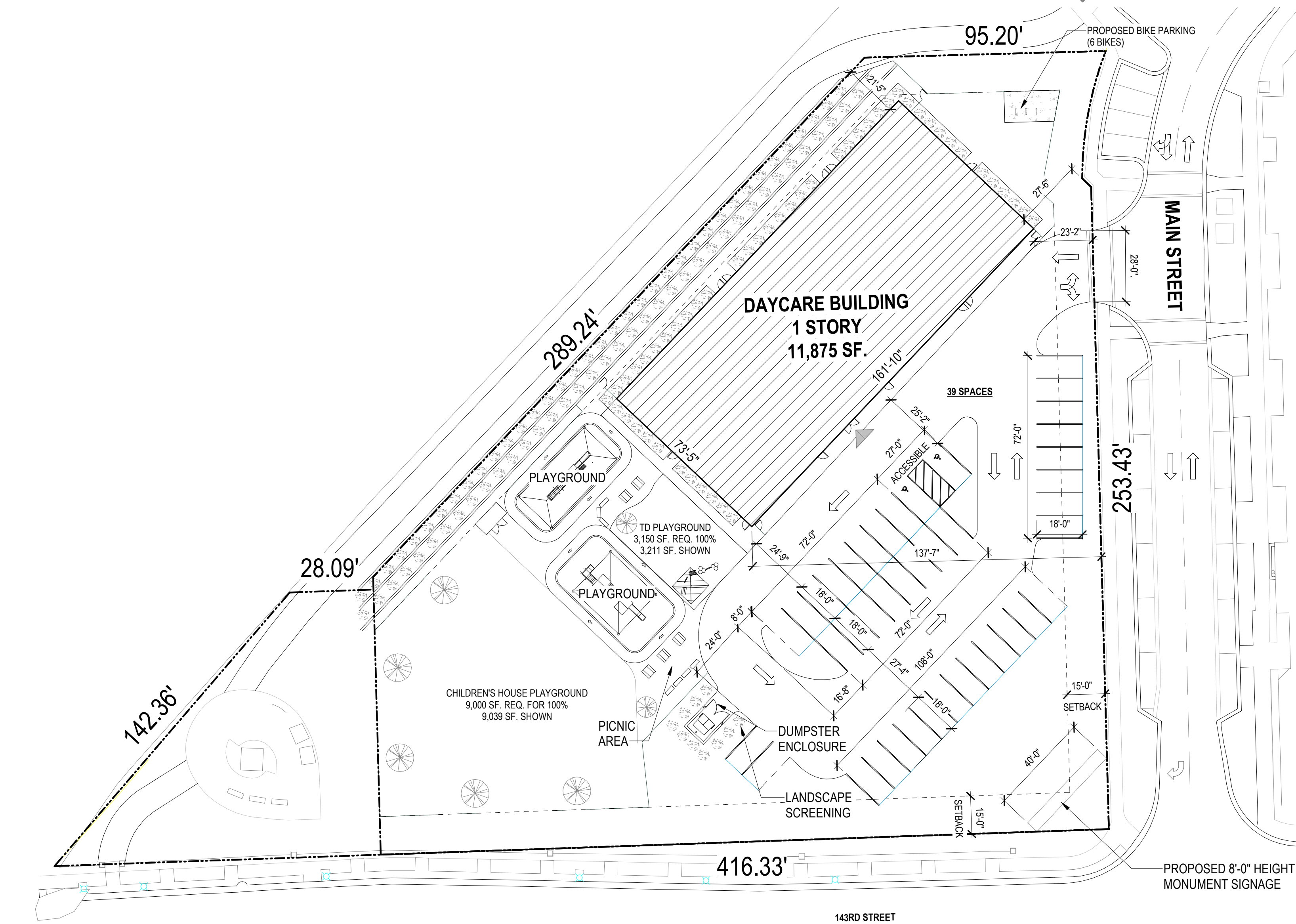
A-104

	GROSS SITE AREA	NET AREA (BUILDABLE)	GROSS FLOOR AREA	FLOOR AREA RATIO (FAR)
PARCEL C	77,150 SF	11,875 SF	11,875 SF	0.15

PARCEL C
1 STORY ABOVE GROUND LEVEL - DAYCARE
TOTAL BUILDING AREA = 11,875 SF.

SITE PLAN LEGEND:

- PARCEL BOUNDARY
- PARCEL SETBACK
- EXISTING TO REMAIN - COMMERCIAL
- PROPOSED CONSTRUCTION - COMMERCIAL
- PROPOSED TENANT PATIO
- EXISTING TO REMAIN - RESIDENTIAL
- PROPOSED CONSTRUCTION - HOTEL
- PROPOSED BICYCLE PARKING
REFER TO PLAN FOR QUANTITIES
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- SECONDARY CUSTOMER ENTRANCE



1 PARCEL C
1" = 30'-0"



DESIGN ARCHITECT

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PARCEL C

PROJECT

2104

SHEET

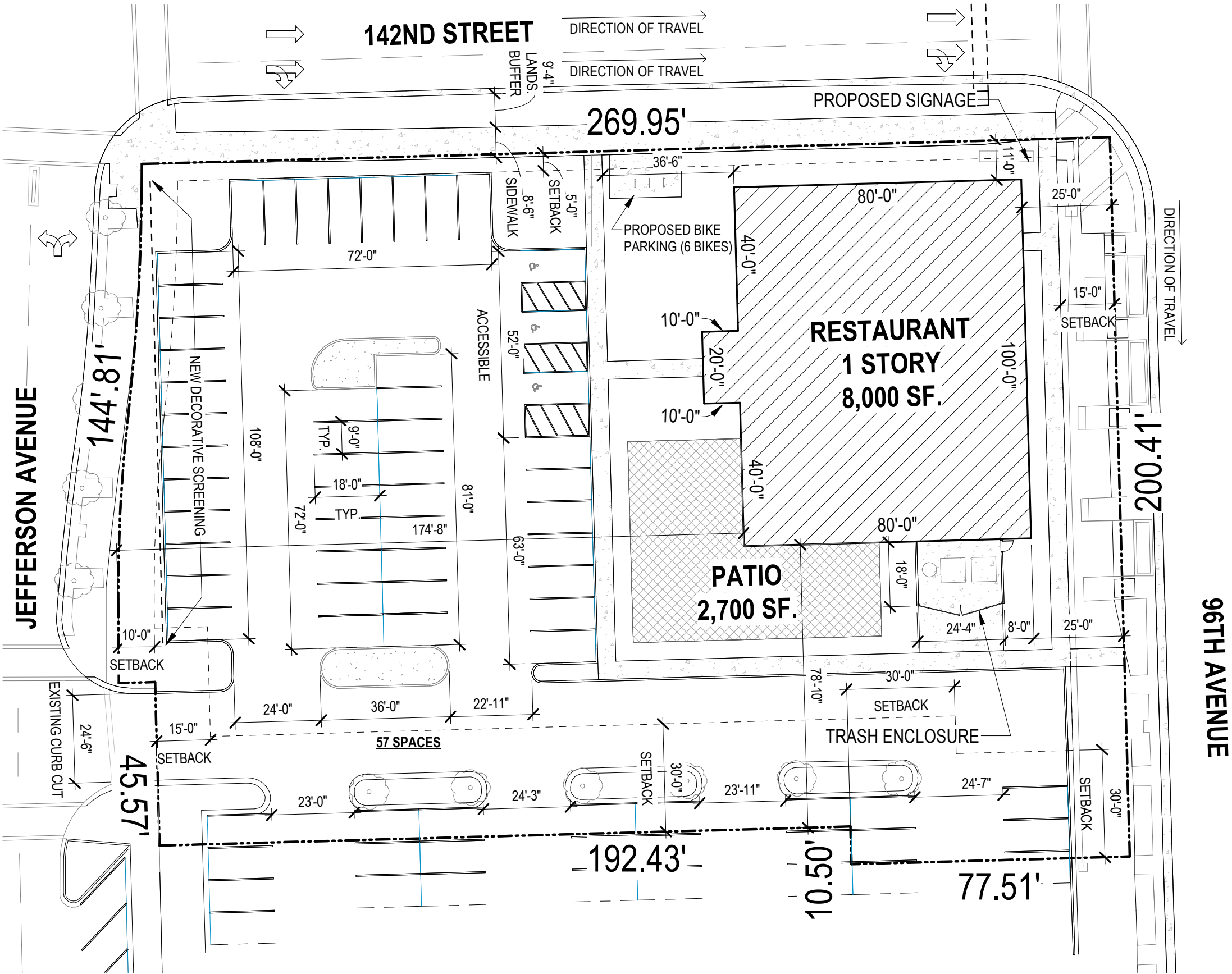
A-107

	GROSS SITE AREA	NET AREA (BUILDABLE)	GROSS FLOOR AREA	FLOOR AREA RATIO (FAR)
H - OPTION 1	52,851 SF	8,000 SF	8,000 SF	0.15

PARCEL H
1 STORY ABOVE GROUND LEVEL - RESTAURANT
TOTAL BUILDING AREA = 8,000 SF.

SITE PLAN LEGEND:

- PARCEL BOUNDARY
- PARCEL SETBACK
- EXISTING TO REMAIN - COMMERCIAL
- PROPOSED CONSTRUCTION - COMMERCIAL
- PROPOSED TENANT PATIO
- EXISTING TO REMAIN - RESIDENTIAL
- PROPOSED CONSTRUCTION - HOTEL
- PROPOSED BICYCLE PARKING
REFER TO PLAN FOR QUANTITIES
- PRIMARY CUSTOMER ENTRANCE
- SECONDARY CUSTOMER ENTRANCE



1 PARCEL H - OPTION 1
1" = 30'-0"



DESIGN ARCHITECT

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SUITE 200
ORLAND PARK, IL 60462

PROJECT NAME

ORLAND PARK
DEVELOPMENT

LOCATION

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ORLAND PARK, IL

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TITLE

PARCEL H - OPTION 1

PROJECT

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SHEET

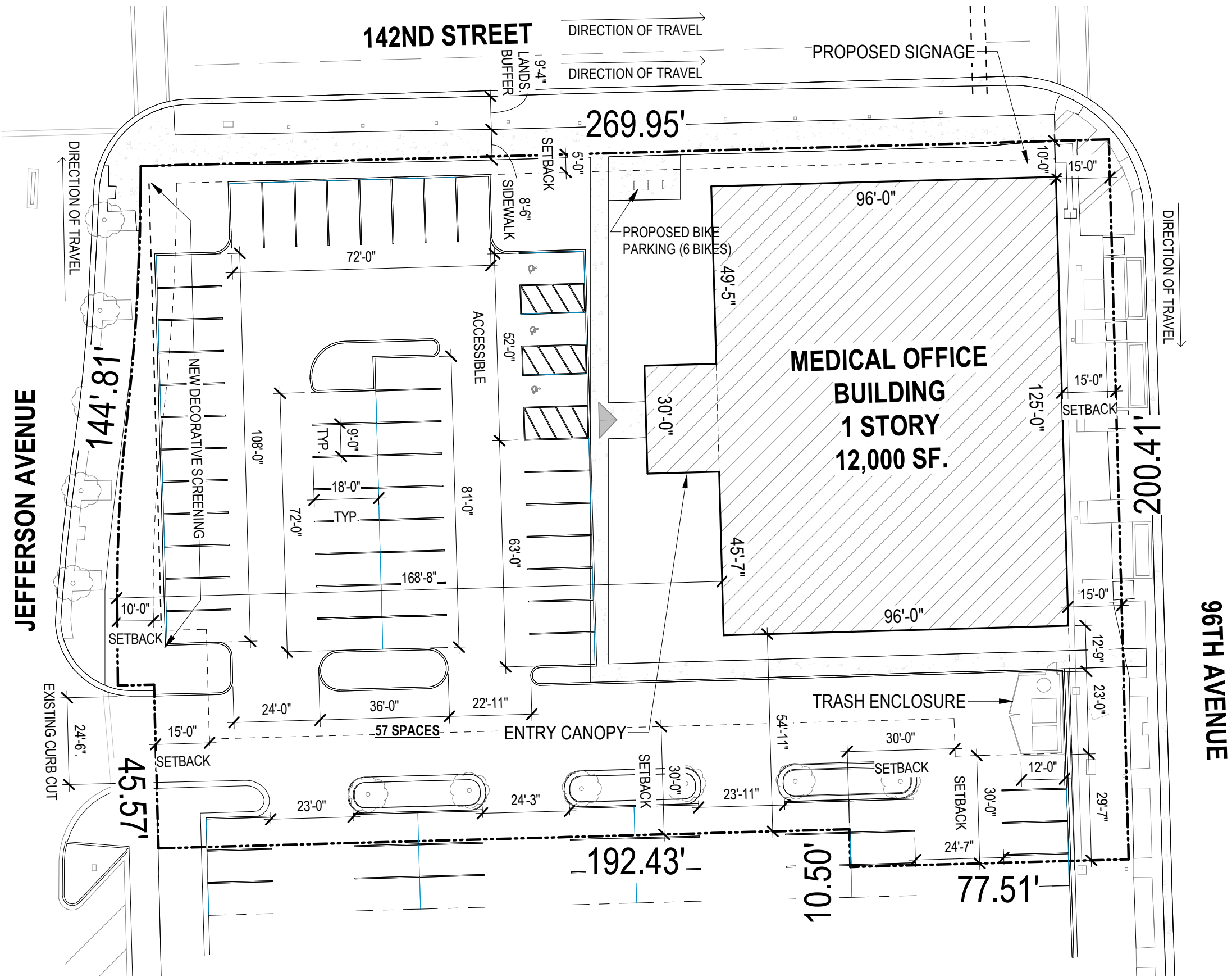
A-108

	GROSS SITE AREA	NET AREA (BUILDABLE)	GROSS FLOOR AREA	FLOOR AREA RATIO (FAR)
H - OPTION 1	52,851 SF	12,000 SF	12,000 SF	0.23

PARCEL H
1 STORY ABOVE GROUND LEVEL - MEDICAL OFFICE
TOTAL BUILDING AREA = 12,000 SF.

SITE PLAN LEGEND:

- PARCEL BOUNDARY
- PARCEL SETBACK
- EXISTING TO REMAIN - COMMERCIAL
- PROPOSED CONSTRUCTION - COMMERCIAL
- PROPOSED TENANT PATIO
- EXISTING TO REMAIN - RESIDENTIAL
- PROPOSED CONSTRUCTION - HOTEL
- PROPOSED BICYCLE PARKING
REFER TO PLAN FOR QUANTITIES
- PRIMARY CUSTOMER ENTRANCE
- SECONDARY CUSTOMER ENTRANCE



1 PARCEL H - OPTION 2
1" = 30'-0"

DESIGN ARCHITECT

DUNNE | KOZLOWSKI

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CLIENT

EDWARDS REALTY COMPANY
14400 SOUTH JOHN HUMPHREY DRIVE
SUITE 200
ORLAND PARK, IL 60462

PROJECT NAME

ORLAND PARK
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ORLAND PARK, IL

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SEAL

CLIENT APPROVAL:

DATE:

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PARCEL H - OPTION 2

PROJECT

2104

SHEET

A-109

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5	DOWNTOWN PLANNING REVIEW REVISION 2	2024-06-24

PARCEL F
EXISTING 4 STORY PARKING GARAGE
LEVEL 1 - COMMERCIAL (ENTERTAINMENT) OR
BUSINESS (OFFICE)
TOTAL BUILDING AREA = 12,000 SF.

SITE PLAN LEGEND:

- PARCEL BOUNDARY
- PARCEL SETBACK
- EXISTING TO REMAIN - COMMERCIAL
- PROPOSED CONSTRUCTION - COMMERCIAL
- PROPOSED TENANT PATIO
- EXISTING TO REMAIN - RESIDENTIAL
- PROPOSED CONSTRUCTION - HOTEL
- PROPOSED BICYCLE PARKING
REFER TO PLAN FOR QUANTITIES
- PRIMARY CUSTOMER ENTRANCE
- SECONDARY CUSTOMER ENTRANCE

