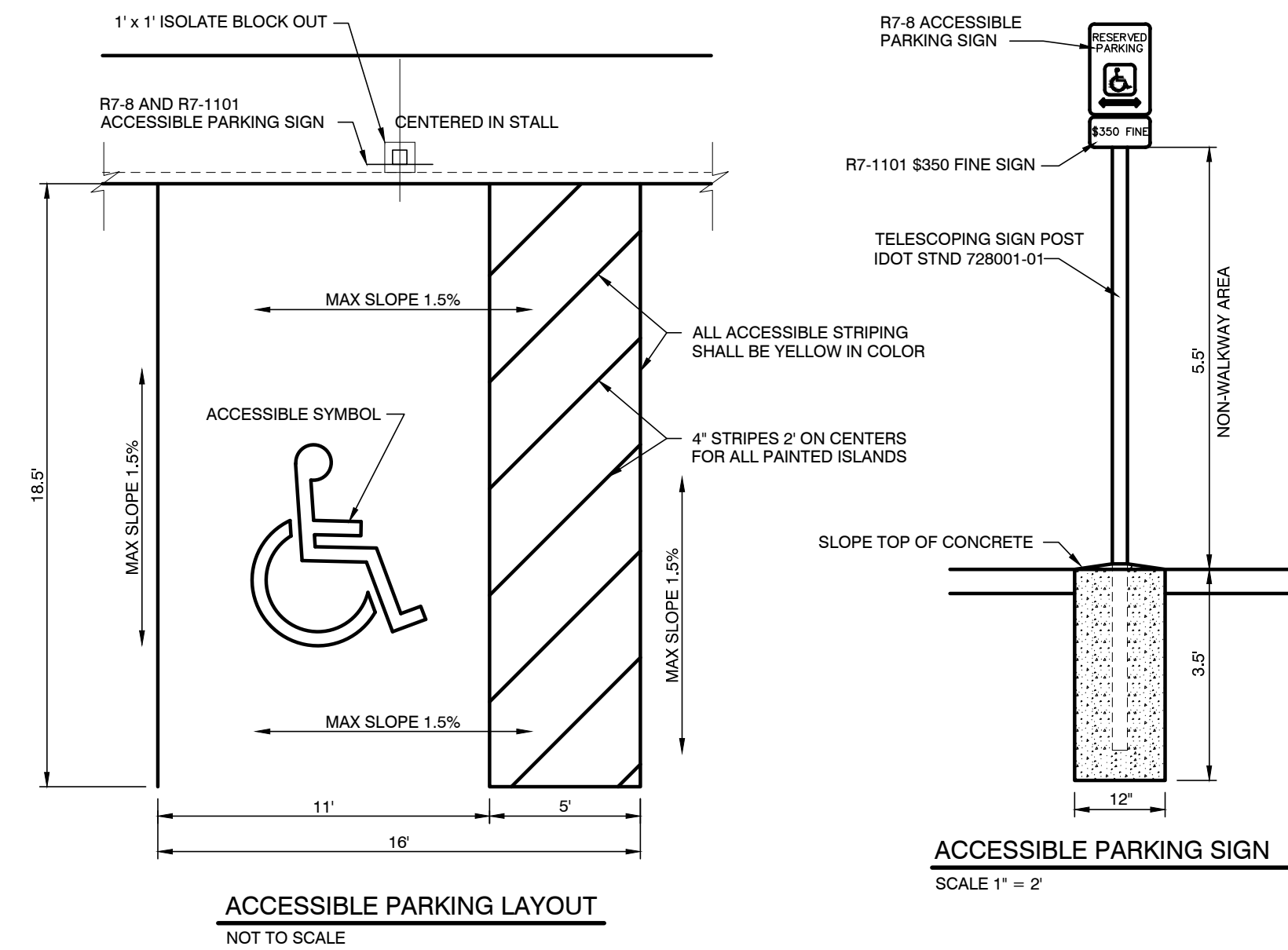


OVERALL EXISTING AND PROPOSED SITE PLAN
SCALE: 1" = 50'



ACCESSIBLE PARKING LAYOUT
NOT TO SCALE

ACCESSIBLE PARKING SIGN
SCALE 1" = 2'

ZONING	
LOT	ZONED R-3, SINGLE-FAMILY RESIDENCE DISTRICT WITH SPECIAL USE FOR SCHOOL
LOT AREA	
LOT	8.13 ACRES ±
SETBACKS	
FRONT	= 25'
SIDES	= 5'
REAR	= 25'
BUILDING AREA	
EXISTING BUILDING	37,900 SF ±
FUTURE BUILDING ADDITION	14,700 SF ±
TOTAL	52,600 SF ±
PARKING	
TOTAL EXISTING SPACES	= 168 SPACES
REGULAR SPACES	= 162 SPACES
ACCESSIBLE SPACES	= 6 SPACES
TOTAL PROPOSED SPACES	= 192 SPACES
REGULAR SPACES	= 186 SPACES
ACCESSIBLE SPACES	= 6 SPACES
28 ADDITIONAL SPACES PROVIDED	

GLEN AVE. AND WESTBROOK DR./MONTELLO DR. LANDSCAPING REQUIREMENTS:
PER SECTION 16.4.a OF ZONING ORDINANCE, SCHOOL IS LOCATED IN A SINGLE-FAMILY ZONING LOT AND NO FRONT YARD LANDSCAPING IS REQUIRED.

PARKING - 196 SPACES - 196 POINTS REQUIRED

PARKING LOT LANDSCAPING POINTS:
EXISTING SHADE TREES - 17 TREES @ 30 POINTS - 510 POINTS
EXISTING EVERGREEN TREES - 1 TREE @ 25 POINTS - 25 POINTS

NEW SHADE TREES - 4 TREES @ 20 POINTS - 80 POINTS

TOTAL POINTS PROVIDED - 615 POINTS

TRAFFIC GENERATION

BASED ON THE ITE MANUAL WE UTILIZED LAND USE: (534) PRIVATE SCHOOL (K-8). THIS LAND USE'S PRIMARY ACTIVITY SERVING STUDENTS ATTENDING KINDERGARTEN THROUGH THE EIGHTH GRADE, BUT MAY ALSO INCLUDE STUDENTS BEGINNING WITH THE PRE-K CLASSES. THESE SCHOOLS MAY ALSO OFFER EXTENDED CARE AND DAY CARE.

CONCORDIA LUTHERAN SCHOOL BEST FITS THIS LAND USE.

NUMBER OF TOTAL GROSS FLOOR AREA = 52,600 SF

BASED UPON THE ITE MANUAL FOR LAND USE 534 AND 52,600 SF GROSS FLOOR AREA, WE HAVE CALCULATED THE FOLLOWING TRAFFIC GENERATION FOR THE COMPLETED PROJECT.

PEAK HOUR VEHICLE TRIP ENDS A.M. - 627 VEHICLES

LIGHTING

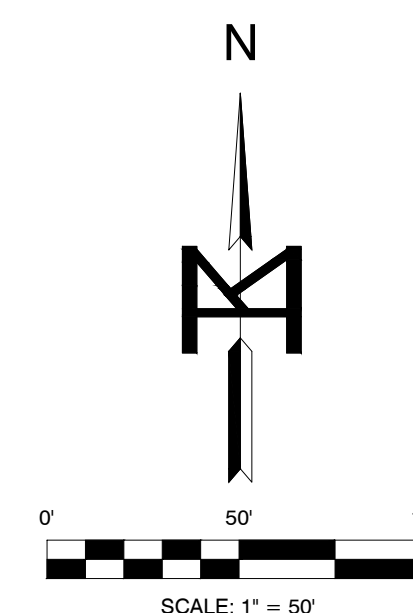
EXISTING LIGHTING SHALL REMAIN
NEW LIGHTING WILL NOT EXCEED 3 FOOT CANDLES AT PROPERTY LINE

EXISTING FIRE HYDRANT LOCATION

NORTHWEST CORNER OF LOT AT W. GLEN AVE.
NORTHEAST CORNER OF LOT AT W. GLEN AVE.

ADJACENT USES

ALL ADJACENT PROPERTIES ARE ZONED R3 AND ARE RESIDENTIAL USE



REV.	DATE	NATURE OF REVISION	CHECKED

FILE NAME: SPRB EXHIBIT CONCORDIA 15-225.dwg Feb 17, 2016

SURVEYED	JMM
DRAWN	JMM
CHECKED	SDK
SCALE	1" = 50'
DATE	2-17-16

CLIENT:

CONCORDIA LUTHERAN SCHOOL

TITLE:

GYM ADDITION
SPECIAL USE EXHIBIT

PROJECT NO.	15-225
SHEET	1 OF 1
DRAWING NO.	1