

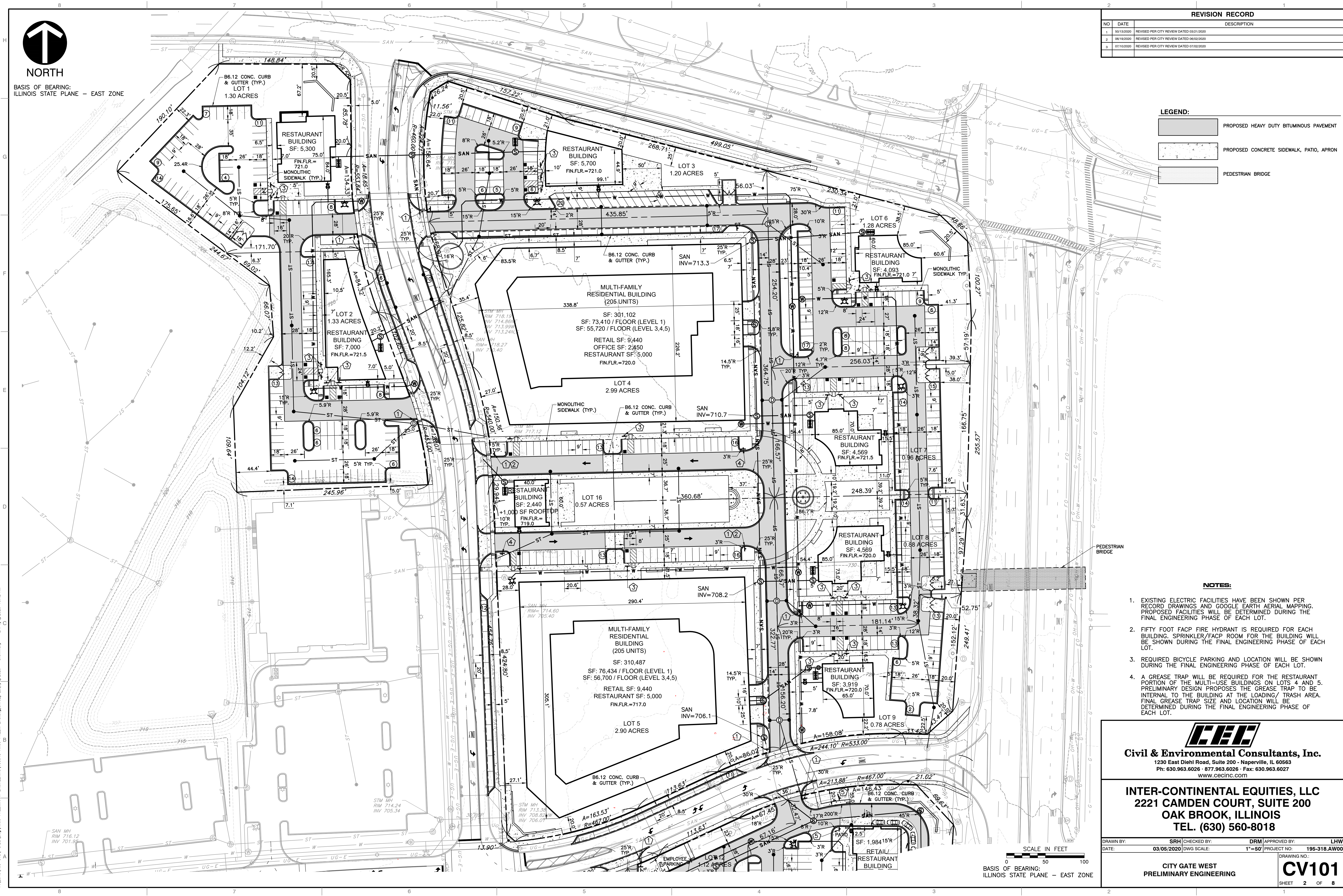
NORTH

BASIS OF BEARING:
ILLINOIS STATE PLANE - EAST ZONE

REVISION RECORD		
NO	DATE	DESCRIPTION
1	09/13/2020	REVISED PER CITY REVIEW DATED 03/21/2020
2	06/19/2020	REVISED PER CITY REVIEW DATED 06/02/2020
3	07/10/2020	REVISED PER CITY REVIEW DATED 07/02/2020

LEGEND:

	PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT
	PROPOSED CONCRETE SIDEWALK, PATIO, APRON
	PEDESTRIAN BRIDGE



NOTES:

- EXISTING ELECTRIC FACILITIES HAVE BEEN SHOWN PER RECORD DRAWINGS AND GOOGLE EARTH AERIAL MAPPING. PROPOSED FACILITIES WILL BE DETERMINED DURING THE FINAL ENGINEERING PHASE OF EACH LOT.
- FIFTY FOOT FACP FIRE HYDRANT IS REQUIRED FOR EACH BUILDING. SPRINKLER/FACP ROOM FOR THE BUILDING WILL BE SHOWN DURING THE FINAL ENGINEERING PHASE OF EACH LOT.
- REQUIRED BICYCLE PARKING AND LOCATION WILL BE SHOWN DURING THE FINAL ENGINEERING PHASE OF EACH LOT.
- A GREASE TRAP WILL BE REQUIRED FOR THE RESTAURANT PORTION OF THE MULTI-USE BUILDINGS ON LOTS 4, AND 5. PRELIMINARY DESIGN PROPOSES THE GREASE TRAP TO BE INTERNAL TO THE BUILDING AT THE LOADING/ TRASH AREA. FINAL GREASE TRAP SIZE AND LOCATION WILL BE DETERMINED DURING THE FINAL ENGINEERING PHASE OF EACH LOT.



Civil & Environmental Consultants, Inc.
 1230 East Diehl Road, Suite 200 - Naperville, IL 60563
 Ph: 630.963.6026 - 877.963.6026 - Fax: 630.963.6027
 www.cecinc.com

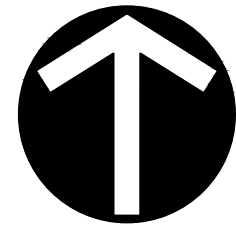
INTER-CONTINENTAL EQUITIES, LLC
 2221 CAMDEN COURT, SUITE 200
 OAK BROOK, ILLINOIS
 TEL. (630) 560-8018

DRAWN BY:	SRH	CHECKED BY:	DRM	APPROVED BY:	LHW
DATE:	03/05/2020	DWG SCALE:	1"=50'	PROJECT NO.:	195-318.AW00

CITY GATE WEST
 PRELIMINARY ENGINEERING

DRAWING NO. **CV101**
 SHEET 2 OF 8

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NORTH
BASIS OF BEARING:
ILLINOIS STATE PLANE - EAST ZONE

REVISION RECORD		
NO	DATE	DESCRIPTION
1	05/13/2020	REVISED PER CITY REVIEW DATED 03/31/2020
2	06/19/2020	REVISED PER CITY REVIEW DATED 06/02/2020
3	07/10/2020	REVISED PER CITY REVIEW DATED 07/02/2020

LEGEND:

	PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT
	PROPOSED CONCRETE SIDEWALK, PATIO, APRON



NOTES:

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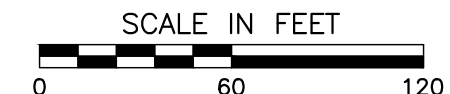
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DRAWN BY: SRH | CHECKED BY: DRM | APPROVED BY: LHW
DATE: 03/05/2020 | DWG SCALE: 1"=60' | PROJECT NO: 195-318.AW00

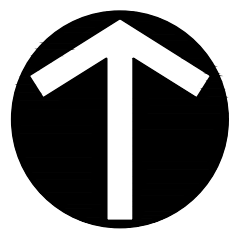
CITY GATE WEST
PRELIMINARY ENGINEERING

DRAWING NO.:
CV103
SHEET 4 OF 8



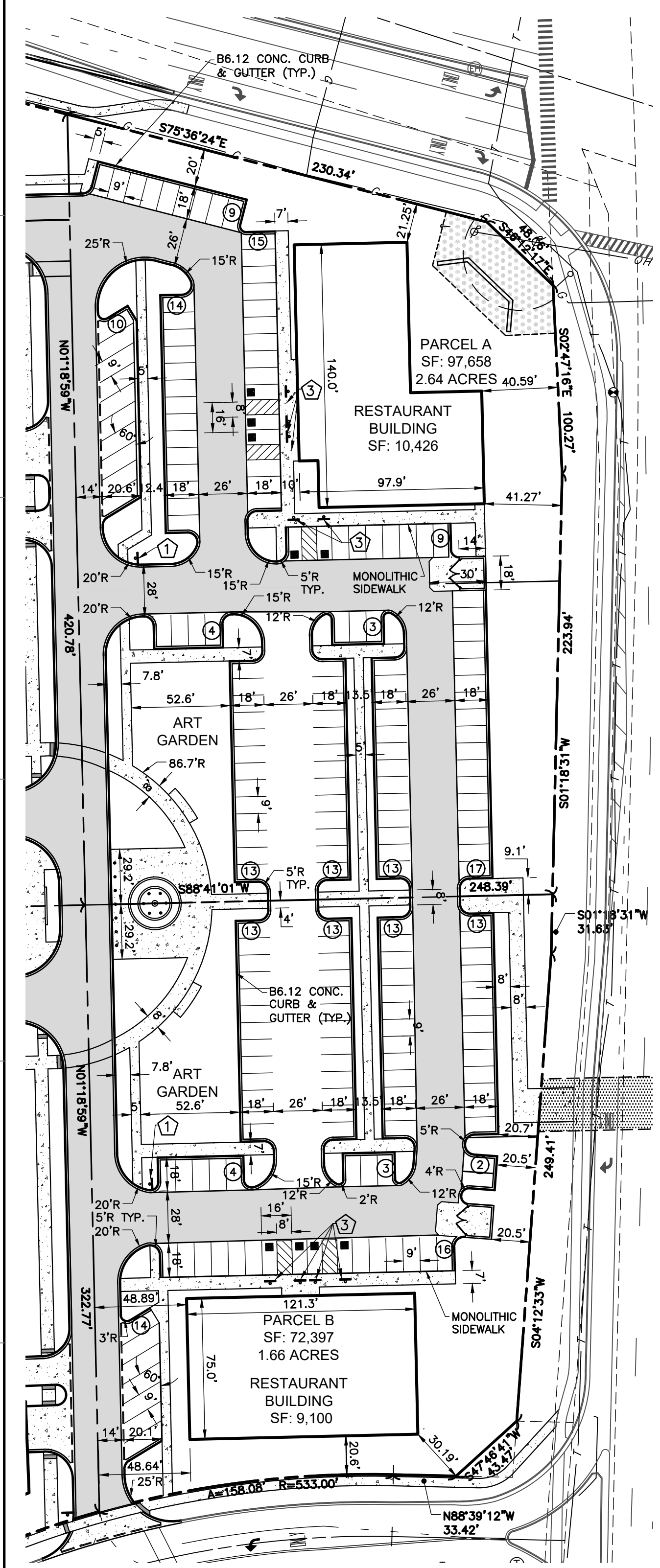
SCALE IN FEET
BASIS OF BEARING:
ILLINOIS STATE PLANE - EAST ZONE

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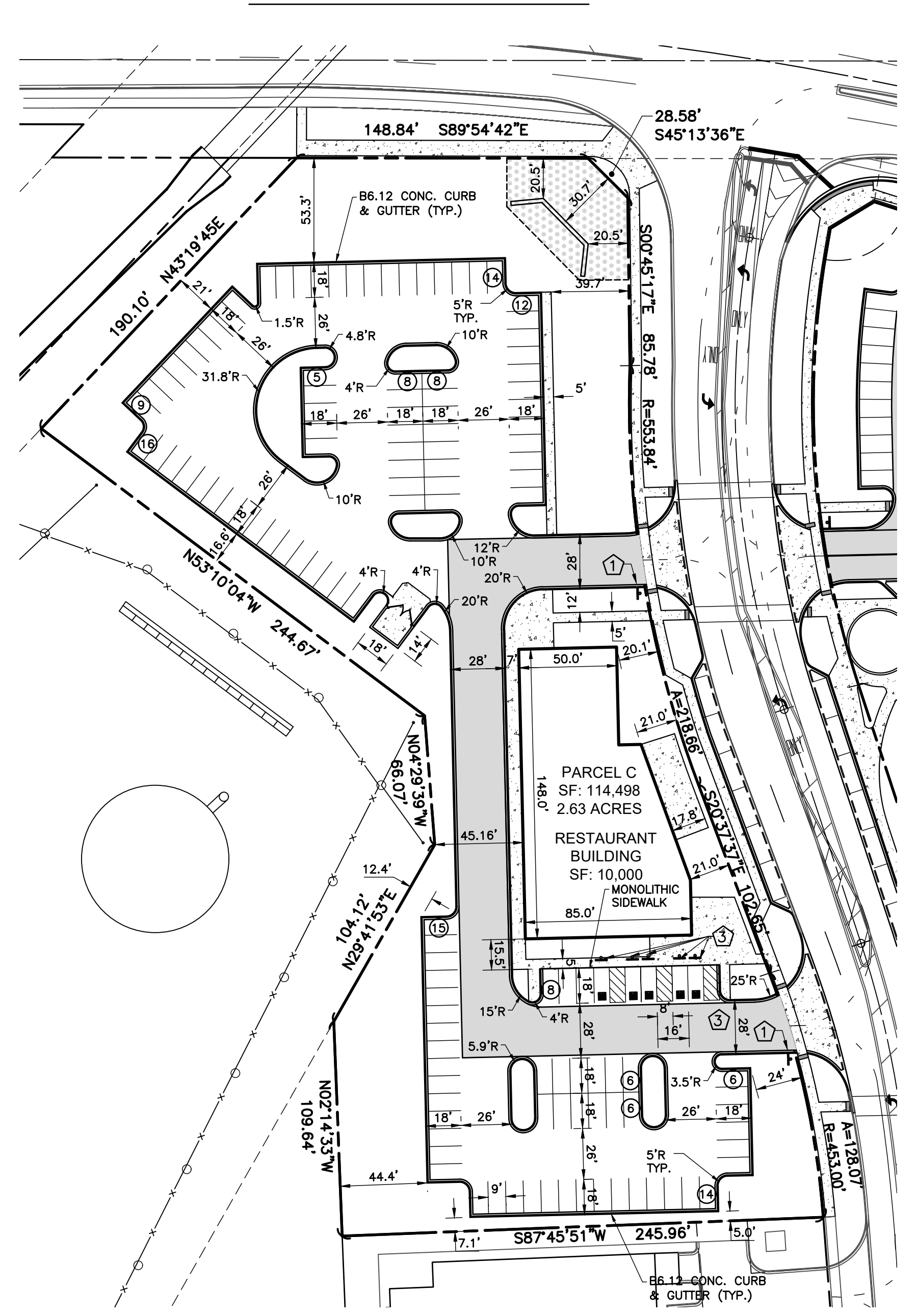
NORTH
BASIS OF BEARING:
ILLINOIS STATE PLANE - EAST ZONE

ALTERNATE A



LOT	USAGE	BUILDING AREA	PARKING REQUIRED	PARKING PROVIDED
PARCEL A	RESTAURANT	10,426 S.F.	104	120
PARCEL B	RESTAURANT	9,100 S.F.	91	85

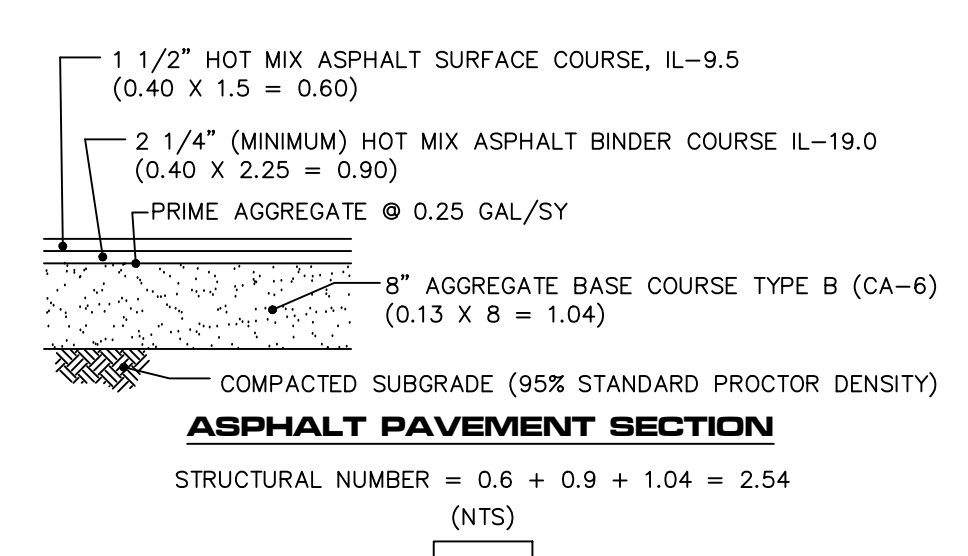
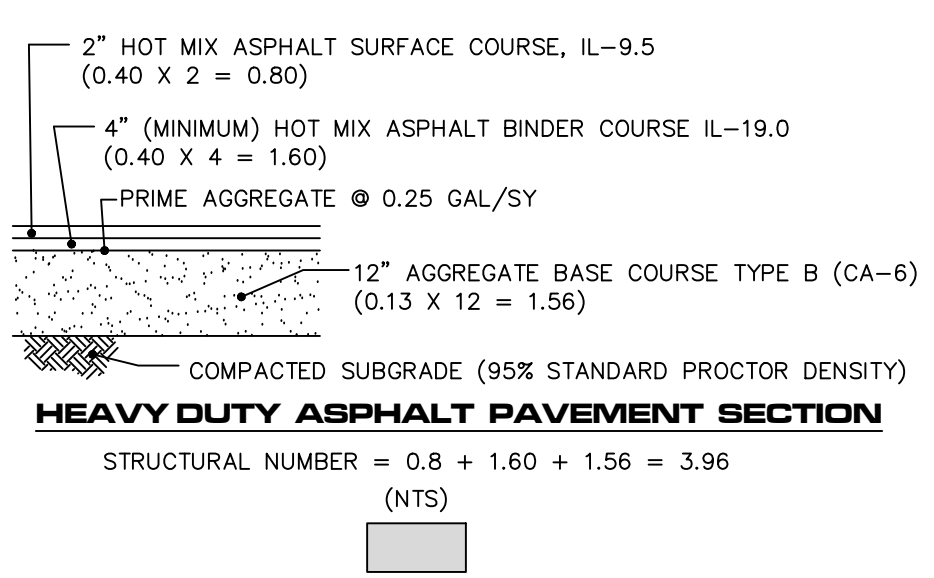
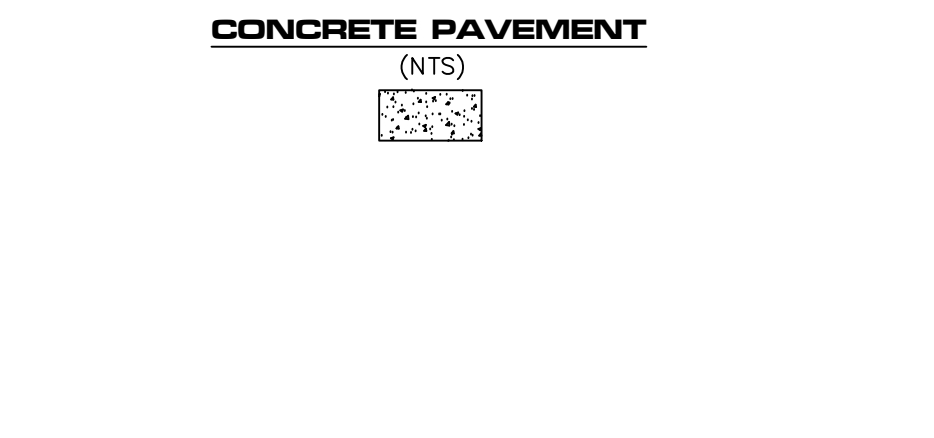
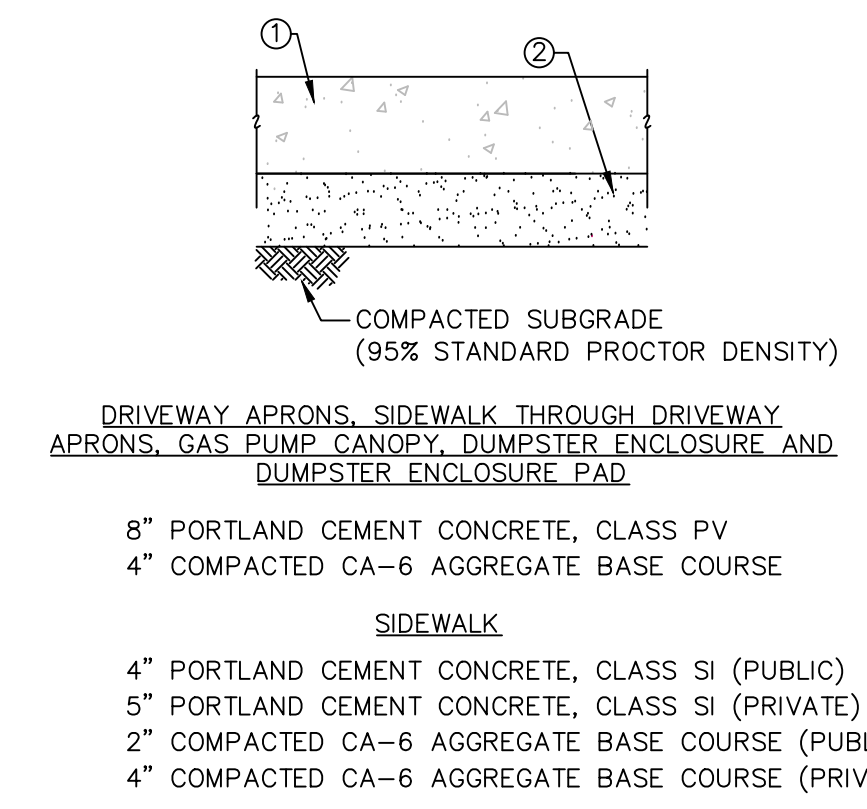
ALTERNATE B



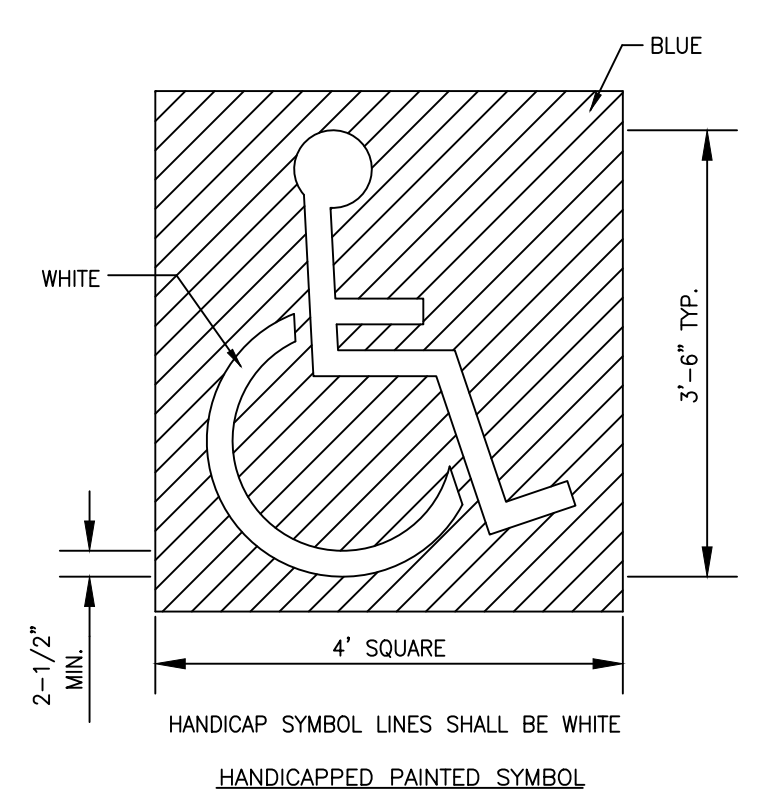
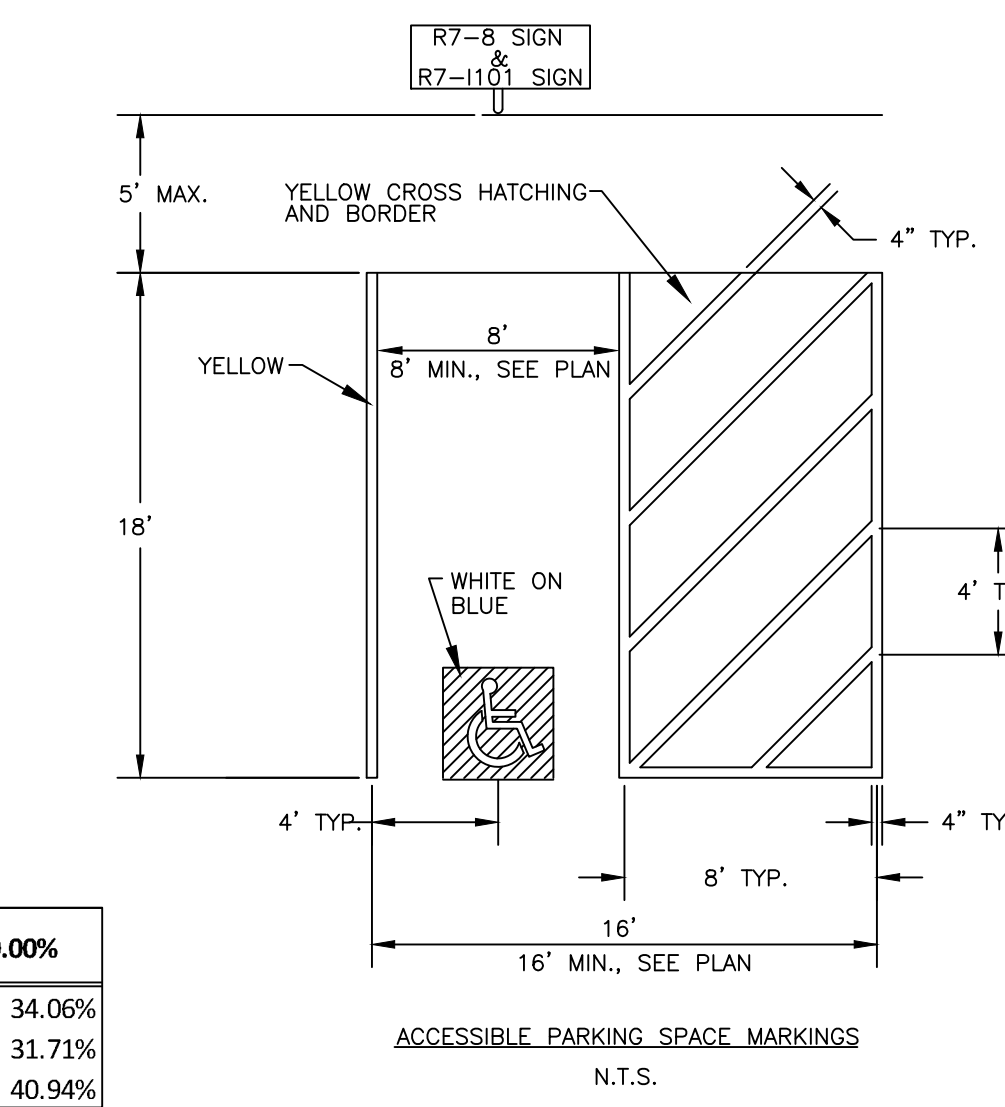
LOT	USAGE	BUILDING AREA	PARKING REQUIRED	PARKING PROVIDED
PARCEL C	RESTAURANT	10,000 S.F.	100	127

SITE DATA (FOR INFORMATIONAL PURPOSES ONLY)

LOT #	GROSS AREA	ACREAGE	BUILDING AREA	0.00%	IMPERVIOUS AREA	ACREAGE	0.00%	PERVIOUS AREA	ACREAGE	0.00%
PARCEL A	97,659	2.24	10,426	10.68%	53,972	1.24	55.27%	33,261	0.76	34.06%
PARCEL B	72,396	1.66	9,100	12.57%	40,336	0.93	55.72%	22,960	0.53	31.71%
PARCEL C	114,498	2.63	7,000	6.11%	60,626	1.39	52.95%	46,872	1.08	40.94%



SIGN LEGEND

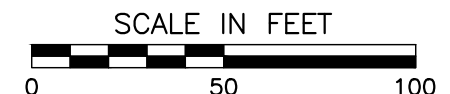


- NOTES FOR HANDICAP PARKING STALLS:**
- SIGNS SHALL BE VERTICALLY MOUNTED ON A POST OR A WALL AT THE FRONT CENTER OF THE PARKING SPACE NO MORE THAN FIVE (5) FEET HORIZONTALLY FROM THE FRONT OF A PARKING SPACE AND SET A MINIMUM OF FIVE (5) FEET FROM THE FINISHED GRADE TO THE BOTTOM OF THE SIGN.
 - HANDICAPPED PARKING SIGNS SHALL ALSO EXHIBIT THE WORDS "\$250.00 FINE".
 - PARKING SPACES DESIGNED FOR PERSONS WITH DISABILITIES AND ACCESSIBLE PASSENGER LOADING ZONES THAT SERVE A PARTICULAR BUILDING, SHALL BE LOCATED ON THE SHORTEST POSSIBLE ACCESSIBLE ENTRANCE OF THE BUILDING.
 - IN SEPARATE PARKING STRUCTURES OR LOTS THAT DO NOT SERVE A PARTICULAR BUILDING, PARKING SPACES FOR PERSONS WITH DISABILITIES SHALL BE LOCATED ON THE SHORTEST POSSIBLE CIRCULATION ROUTE TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY.

TOT. OFF STREET PRKG SPACES REQUIRED	# OF HANDICAP SPACES PER # OF OFF STREET PARKING
1 TO 20	1
21 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1000	2% OF TOTAL NUMBER
OVER 1000	20 PLUS 1 FOR EACH 100 OVER 1000

HANDICAP PARKING DETAIL

(NTS)



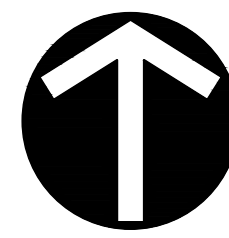
BASIS OF BEARING:
ILLINOIS STATE PLANE - EAST ZONE

REVISION RECORD		
NO	DATE	DESCRIPTION
1	05/13/2020	REVISED PER CITY REVIEW DATED 03/21/2020
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3	07/10/2020	NO REVISION THIS SHEET

CEC
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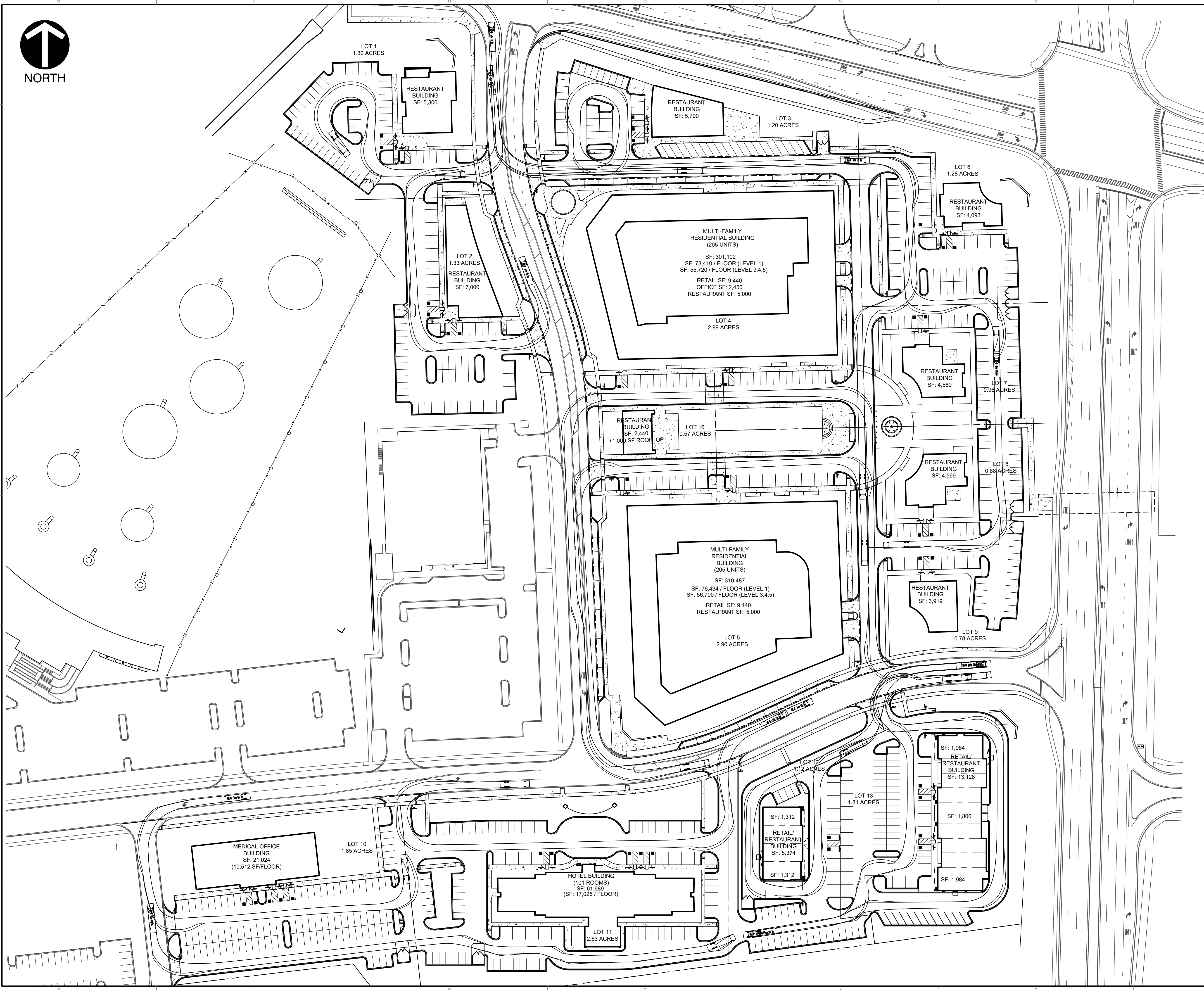
INTER-CONTINENTAL EQUITIES, LLC
2221 CAMDEN COURT, SUITE 200
OK BROOK, ILLINOIS
TEL. (630) 560-8018

DRAWN BY: SRH | CHECKED BY: DRM | APPROVED BY: LHW
DATE: 03/05/2020 | DWG SCALE: 1"=50' | PROJECT NO: 195-318.AW00
CITY GATE WEST
PRELIMINARY ENGINEERING
CV105
SHEET 6 OF 8



NORTH

REVISION RECORD		
NO	DATE	DESCRIPTION
1	05/13/2020	REVISED PER CITY REVIEW DATED 03/21/2020
2	06/19/2020	REVISED PER CITY REVIEW DATED 06/02/2020
3	07/10/2020	NO REVISION THIS SHEET



Fire Truck

Enter Decimals Only

Width: 8.00 Track: 7.00 Max Angles (deg): 32.00 Steering: 32.00

Name: naper-fd Units: ft

OK Cancel

FIRE TRUCK VEHICLE DETAIL (NTS)



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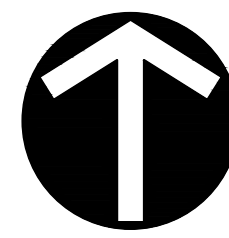
INTER-CONTINENTAL EQUITIES, LLC
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CITY GATE WEST
PRELIMINARY ENGINEERING

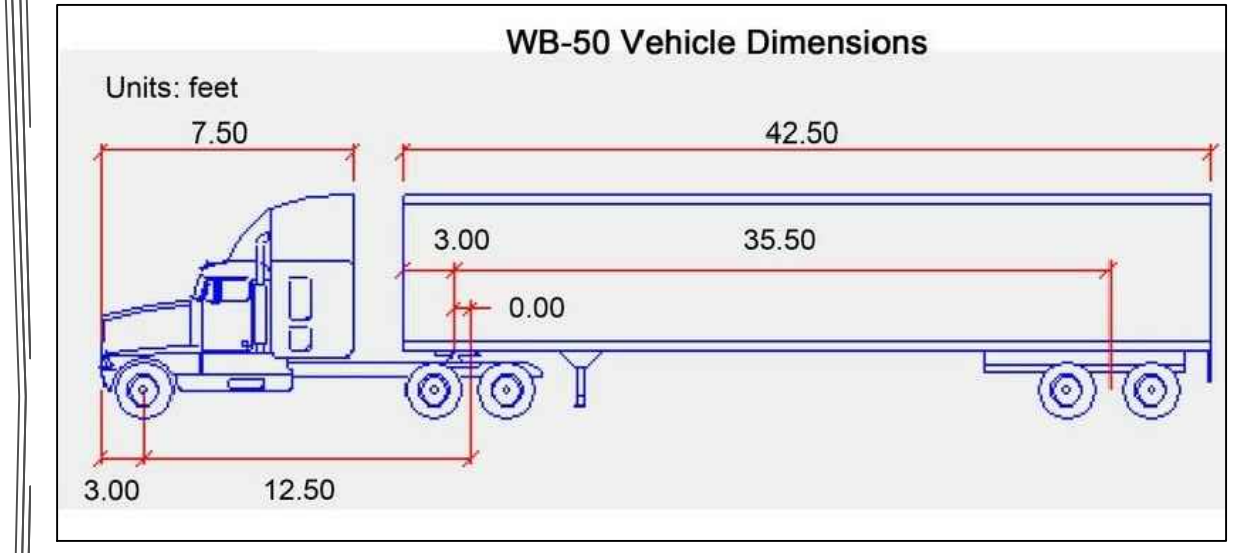
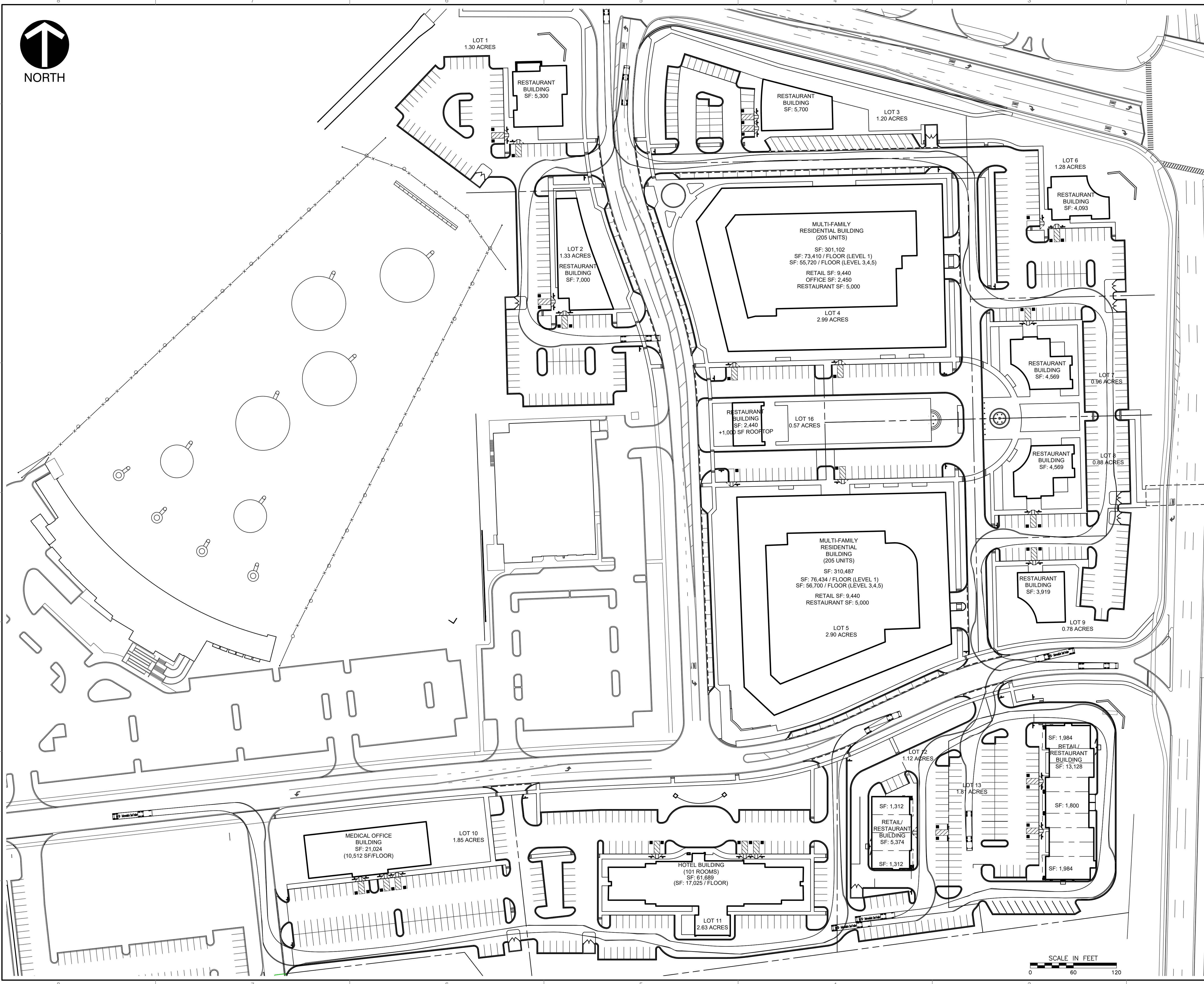
DRAWING NO.: **CV106**
SHEET 7 OF 8

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NORTH

REVISION RECORD		
NO	DATE	DESCRIPTION
1	05/13/2020	REVISED PER CITY REVIEW DATED 03/21/2020
2	06/19/2020	REVISED PER CITY REVIEW DATED 06/02/2020
3	07/10/2020	NO REVISION THIS SHEET



WB-50 DESIGN VEHICLE TRACKING DETAIL (NTS)

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DRAWN BY: SRH | CHECKED BY: DRM | APPROVED BY: LHW
 DATE: 03/05/2020 | DWG SCALE: 1"=60' | PROJECT NO: 195-318.AW00

CITY GATE WEST
 PRELIMINARY ENGINEERING

DRAWING NO.: **CV107**
 SHEET 8 OF 8