

Drawing name: I:\SUS\LEVA\168443007\_001.dwg Date: 12/13/19 11:56am by: KIMLEY-HORN  
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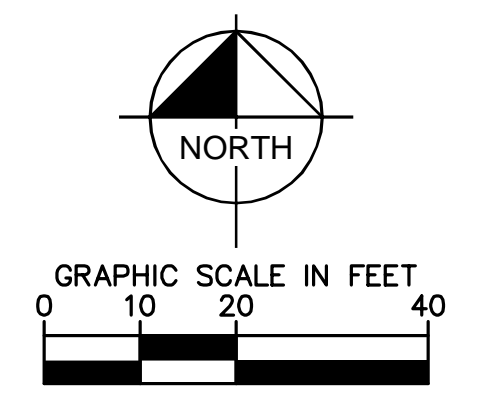
PIN: 07-01-04-410-058-0000  
 OWNER: FIFTH THIRD BANK  
 ADDRESS: 2644 SHOWPLACE DR.  
 NAPERVILLE, IL 60564

PIN: 07-01-04-410-058-0000  
 OWNER: NAPERVILLE XING/FAE NAPERVILLE  
 PHILLIPS EDISON & COMPANY  
 ADDRESS: 2656 SHOWPLACE DR.  
 NAPERVILLE, IL 60564

PIN: 07-01-03-102-001-0000  
 OWNER: WINDRIDGE OF NAPERVILLE CONDO ASSOC.  
 ADDRESS: 2932 BARTLETT CT.  
 NAPERVILLE, IL 60564

PIN: 07-01-03-307-138-0000  
 OWNER: CSH NAPERVILLE LLO  
 ADDRESS: 2920 LEVERENZ RD.  
 NAPERVILLE, IL 60564

PIN: 07-01-03-307-125-0000  
 OWNER: J&A CANTORE LP  
 ADDRESS: 2695 FORGUE DR.  
 NAPERVILLE, IL 60564



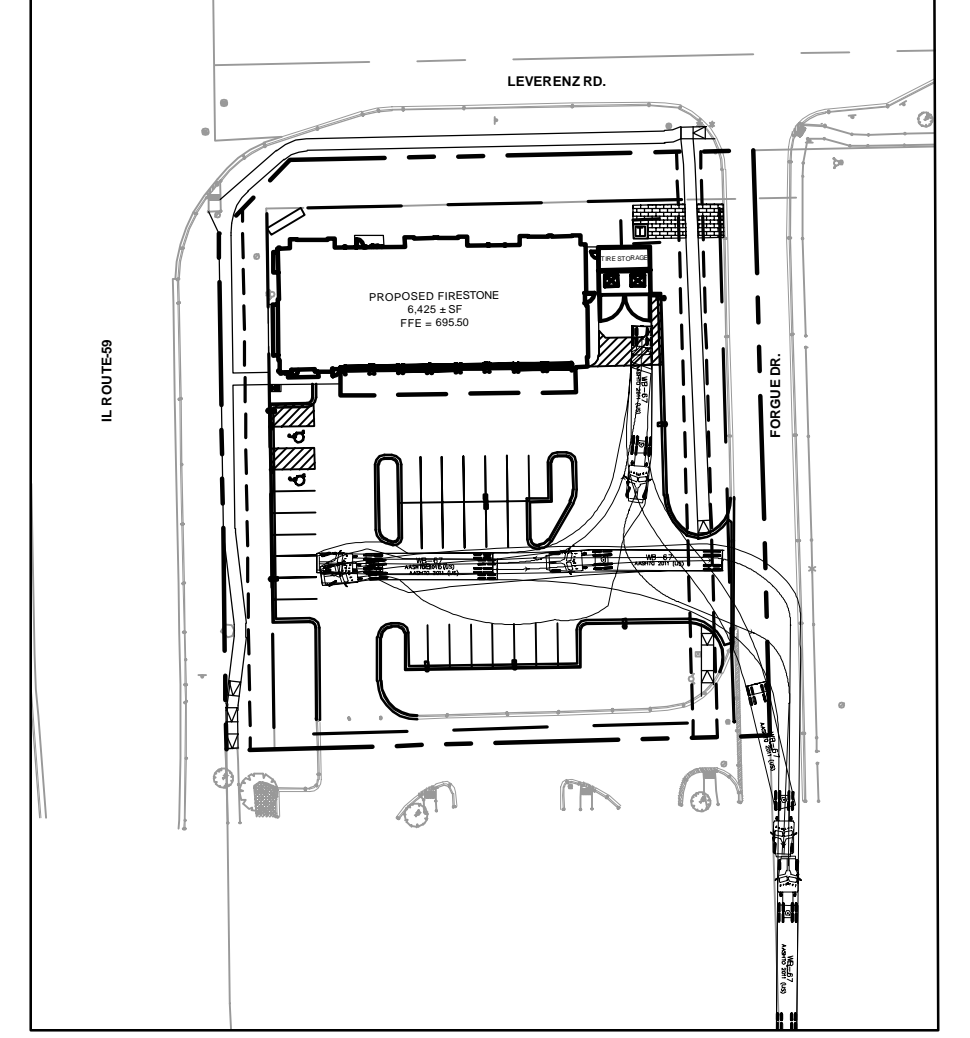
Call Before You Dig  
**1-800-892-0123**  
 JULIE

- ### GENERAL NOTES
- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
  - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
  - RADIi ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3- FEET, TYPICAL.
  - REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
  - ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

- ### PAVING AND CURB LEGEND
- STANDARD DUTY ASPHALT PAVEMENT  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
  - HEAVY DUTY ASPHALT PAVEMENT  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
  - CONCRETE SIDEWALK  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
  - HEAVY DUTY CONCRETE PAVEMENT  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
  - PAVERS  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
  - STANDARD PITCH CONCRETE CURB AND GUTTER
  - ACCESSIBLE RAMP

### SITE DATA

SITE AREA:	1.25-AC
EXISTING IMPERVIOUS AREA:	0.13-AC
PROPOSED IMPERVIOUS AREA:	0.83-AC
PROPOSED SITE IMPERVIOUS COVERAGE:	66% *
EXISTING ZONING:	B2-PUD
PROPOSED ZONING:	B2-PUD **
MAX FLOOR AREA RATIO:	0.325
PROPOSED FLOOR AREA RATIO:	0.118
TOTAL PARKING SPACES REQUIRED (4.5/1000-SF):	29
TOTAL PARKING SPACES PROVIDED:	29
TOTAL ACCESSIBLE SPACES REQUIRED:	3
TOTAL ACCESSIBLE SPACES PROVIDED:	3
TOTAL BIKE SPACES REQUIRED:	3
TOTAL BIKE SPACES PROVIDED:	3
BUILDING HEIGHT:	28'
REQUIRED BUILDING SETBACKS:	
FRONT YARD:	20'
REAR YARD:	15'
SIDE YARDS:	20' (N) 6' (S)
PROPOSED BUILDING SETBACKS:	
FRONT YARD:	25'
REAR YARD:	71'
SIDE YARDS:	38' (N) 157' (S)
PROPOSED PARKING SETBACK:	5'
NOTE:	
* SITE DETENTION IS PROVIDED ON LOT 12 FOR OVERALL DEVELOPMENT.	
NO BMPs ARE REQUIRED.	
** CONDITIONAL USE IS REQUIRED FOR AUTOMOBILE SERVICE STATION, REPAIR FACILITIES	



### FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 17197C00306, THERE ARE NO FLOODPLAINS MAPPED ON SITE.

NO.	DATE	BY
1	12/13/19	KRN
2	11/06/19	KRN

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 BIRMINGHAM, ALABAMA 35207  
 (615) 370-0470 • (615) 373-3111 FAX  
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### SITE PLAN

**Firestone**  
 COMPLETE AUTO CARE  
 2643 FORGUE DR.  
 NAPERVILLE, IL 60564

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