CITY OF NAPERVILLE
DATE: 7/20/2021
PROJECT: 1780 N. Aurora Rd
DOCUMENT: Site Plan
PROJECT LEADER: TJL
PROJECT MANAGER: RM
APPROVED

GEOMETRIC AND PAVING NOTES (GENERAL):

THE DEVELOPER AND CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO ADEQUATELY PROTECT THE PAVEMENT AND PROPERTY, CURB AND GUTTER AND OTHER RIGHT-OF-WAY IMPROVEMENTS, WHETHER NEWLY CONSTRUCTED OR EXISTING, FROM ANY AND ALL DAMAGE. SUFFICIENT MEANS SHALL BE EMPLOYED BY THE CONTRACTOR TO PROTECT AGAINST SUCH DAMAGE TO THE SATISFACTION OF THE CITY ENGINEER.

ANY NEW OR EXISTING IMPROVEMENTS THAT ARE DAMAGED SHALL BE REPAIRED OR REPLACED IN A MANNER THAT IS SATISFACTORY TO THE CITY ENGINEER.

THE CONTRACTOR AND/OR DEVELOPER SHALL SECURE ALL NECESSARY RIGHTS AND PERMISSIONS TO PERFORM ANY WORK ON PRIVATE PROPERTY NOT WITHIN THE OWNERSHIP RIGHTS OF THE DEVELOPER. THE DEVELOPER SHALL BEAR THE SOLE RESPONSIBILITY FOR DAMAGES THAT MAY OCCUR AS A RESULT OF WORK PERFORMED UNDER CONTRACTS THEY INITIATE.

THE CONTRACTOR/DEVELOPER WILL BE RESPONSIBLE FOR BRINGING PAVEMENTS (STREET, CURB AND GUTTER, SIDEWALK, DRIVEWAY) ON THE PROPERTY UP TO CITY STANDARDS INCLUDING ANY REPAIRS TO STANDARD PAVEMENTS THAT EXISTED PRIOR TO OR OCCURRED DURING CONSTRUCTION.

WHEN NEW WORK WILL MEET EXISTING CONDITIONS OTHER THAN LAWN AREAS, REGARDLESS OF WHETHER THE NEW OR EXISTING WORK IS ASPHALT OR CONCRETE, THE EXISTING ADJACENT SIDEWALK, DRIVEWAYS, PAVEMENT OR CURB SHALL BE NEATLY SAW CUT. THE SAW CUT SHALL BE IN A NEAT STRAIGHT LINE SUFFICIENTLY DEEP SO THAT IT RENDERS A SMOOTH VERTICAL FACE TO MATCH TO. IF THE CONTRACTOR IS NOT CAREFUL OR DOES NOT SAW DEEP ENOUGH AND THE CUT LINE BREAKS OUT OR CHIPS TO AN IMPERFECT EDGE, THEN THE EXISTING SIDE MUST BE RE-CUT SQUARE AND DONE OVER UNTIL IT IS CORRECT.

CITY OF NAPERVILLE ZONING ANALYSIS

	REQUIRED	PROVIDED/EXISTING
ZONED	B-3	B-3
MAX. LOT AREA	-	6.40 Acres
MAX. BUILDING HEIGHT	-	-
MIN. LOT AREA	-	215,099 ft²
MIN. LOT WIDTH	-	-
MAX. BUILDING COVERAGE (FAR)	32.5% (73,891 ft²)	-% (64,945 ft²)
Building Setback	70' ℄ or 20' R.O.W	94.9' & 126.8' *
Fuel Dispenser Setback (Front & Side)	15'	21.1' / 50.2' *
Parking Setback	5'	5.0'
PARKING		
Auto Service Station (4.5 spaces / 1,000 ft²)	5,259 / 1000 x 4.5 = 24	73 Spaces
Retail/General (4 spaces / 1,000 ft²)	33,500 / 1000 x 4 = 134	245 Spaces
STACKING		
Carwash	10 Enter & 2 Exit	Compliant

* Existing Condition.
- Condition Use Required for Car Services in B-3 District.
- Administrative Subdivison Plat - Shift in Property Line.
- Cross Access Agreement required between two properties.
- By-Pass lane provided after Prep Hut >10ft wide - No Variance required.

Legend

These standard symbols may be found in the drawing.

Water Line
Sanitary Sewer Main
Fence
Existing Contours
Underground Electric
Storm Sewer
Limits of Improvements
Overhead Utility Lines
Gas Lines
Underground Cable
Landscaped Area
Benchmark
Iron Pin Found
Iron Pin Set
Bollard
Soil Boring Location
Sanitary Sewer Cleanout
Gas Meter
Sanitary Sewer Manhole
Sign
Water Meter
Water Valve
Utility Pole
TBR To Be Removed
TC Top of Curb
Storm Sewer Curb Inlet
Storm Sewer MH/Open Lid
Light Pole or Traffic Light
Storm Sewer Manhole
Air Conditioner
Existing Concrete
Existing Pavement
PV Pavement
ME Match Existing
470.0 Grade point
Number of Parking Spaces
TBR To Be Removed
Proposed Concrete Walk/Pavement
Proposed Asphalt

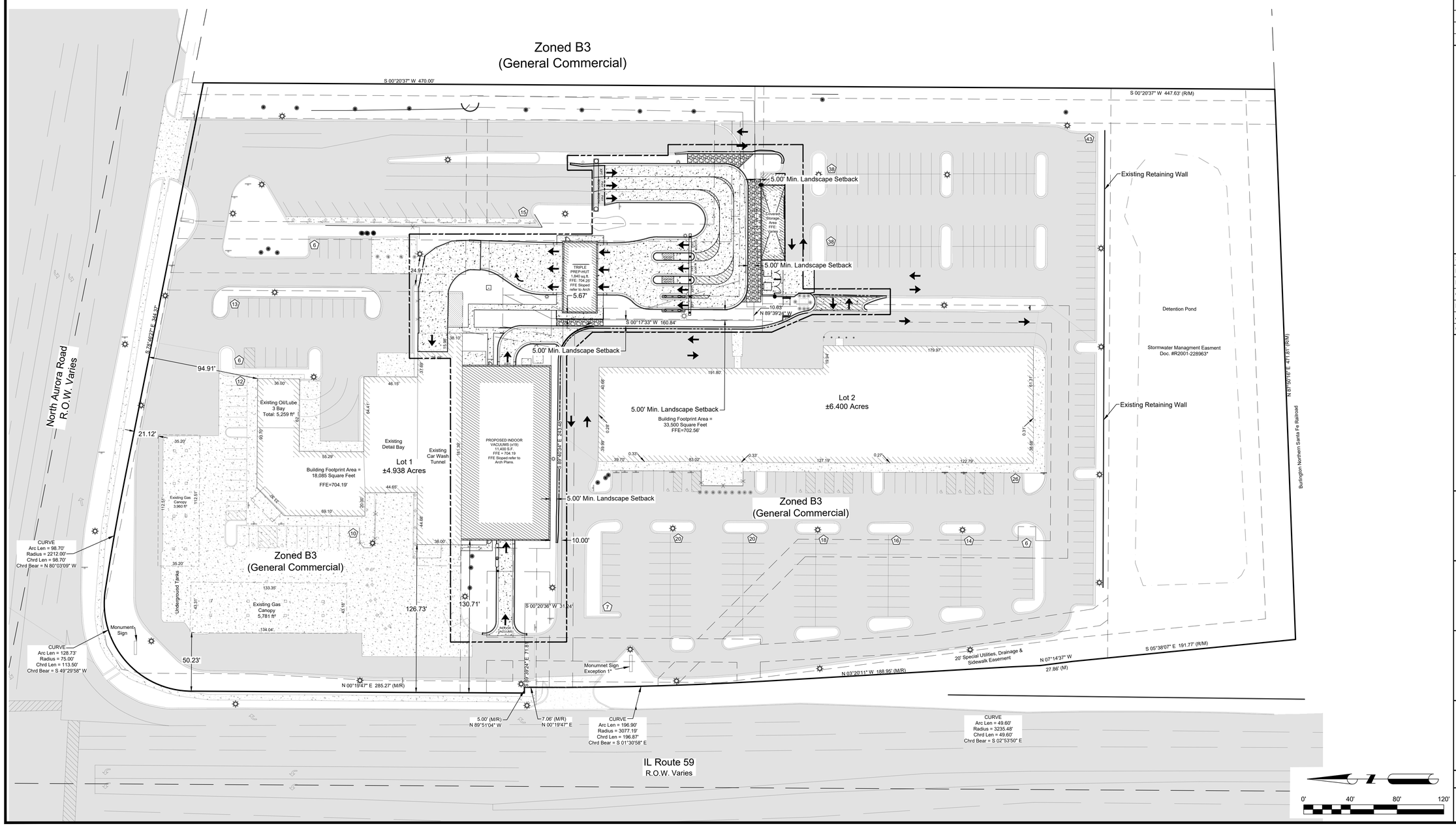

EXHIBIT D

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REVISIONS

NO.	DESCRIPTION	DATE
	PERMITTING SET	04/16/21
	REV 1	08/11/21
	REV 3	10/22/21
	PERMITTING SET	03/29/22

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SCALE:	1"=40'
DRAWN BY:	RM, TL
DESIGNER:	TJL,RM
CHECKED BY:	TJL
ENGINEER:	MICHAEL E. NEIKIRK
ARCHITECT:	-
OWNER:	BENDERSON DEVELOPMENT

EXP: 11/30/2023
MICHAEL E. NEIKIRK 62053893 REGISTERED PROFESSIONAL ENGINEER STATE OF ILLINOIS
CERTIFIED BY

JOB TITLE
DELTA SONIC
1780 N. AURORA RD.
NAPERVILLE, IL

DRAWING TITLE
OVERALL
SITE PLAN

FILE LOCATION

DRAWING NUMBER C2.0

REV #