

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 SUBSTANDARD PAVEMENTS THAT EXISTED PRIOR TO OR OCCURRED DURING CONSTRUCTION.

WHEREVER 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, IL ZONING ANALYSIS		
ZONED	REQUIRED	PROVIDED/EXISTING
	B-3	B-3
MAX. LOT AREA	-	6.40 Acres
MAX. BUILDING HEIGHT	-	-
MIN. LOT AREA	-	215,099 ft ²
MIN. LOT WIDTH	-	-
MAX. BUILDING COVERAGE (FAR)	32.5% (73,891 ft ²)	~% (64,945 ft ²)
Building Setback	70' ϕ 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 ft ²)	5,259 / 1000 x 4.5 = 24	73 Spaces
Retail/General (4 spaces / 1,000 ft ²)	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 Subdivision 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.

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

Existing Concrete: [Pattern]
Existing Pavement: [Pattern]
Proposed Concrete Walk/Pavement: [Pattern]
Proposed Asphalt: [Pattern]

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REVISIONS

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



Civil Engineers • Land Surveyors

306 N. Market St., Mt. Carmel, IL 62863
Phone: (618) 263-4100
www.neikirkengineering.com

SCALE: 1"=40'

DRAWN BY: RM, TL

DESIGNER: TJL, RM

CHECKED BY: TJL

ENGINEER: MICHAEL E. NEIKIRK

ARCHITECT: -

OWNER: BENDERSON DEVELOPMENT

EXP: 11/30/2021



CERTIFIED BY: [Signature]

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

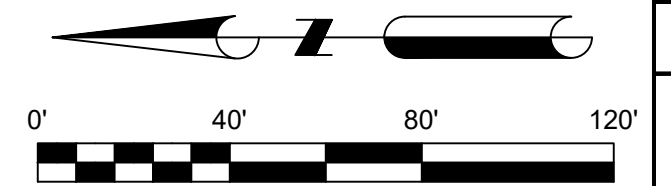
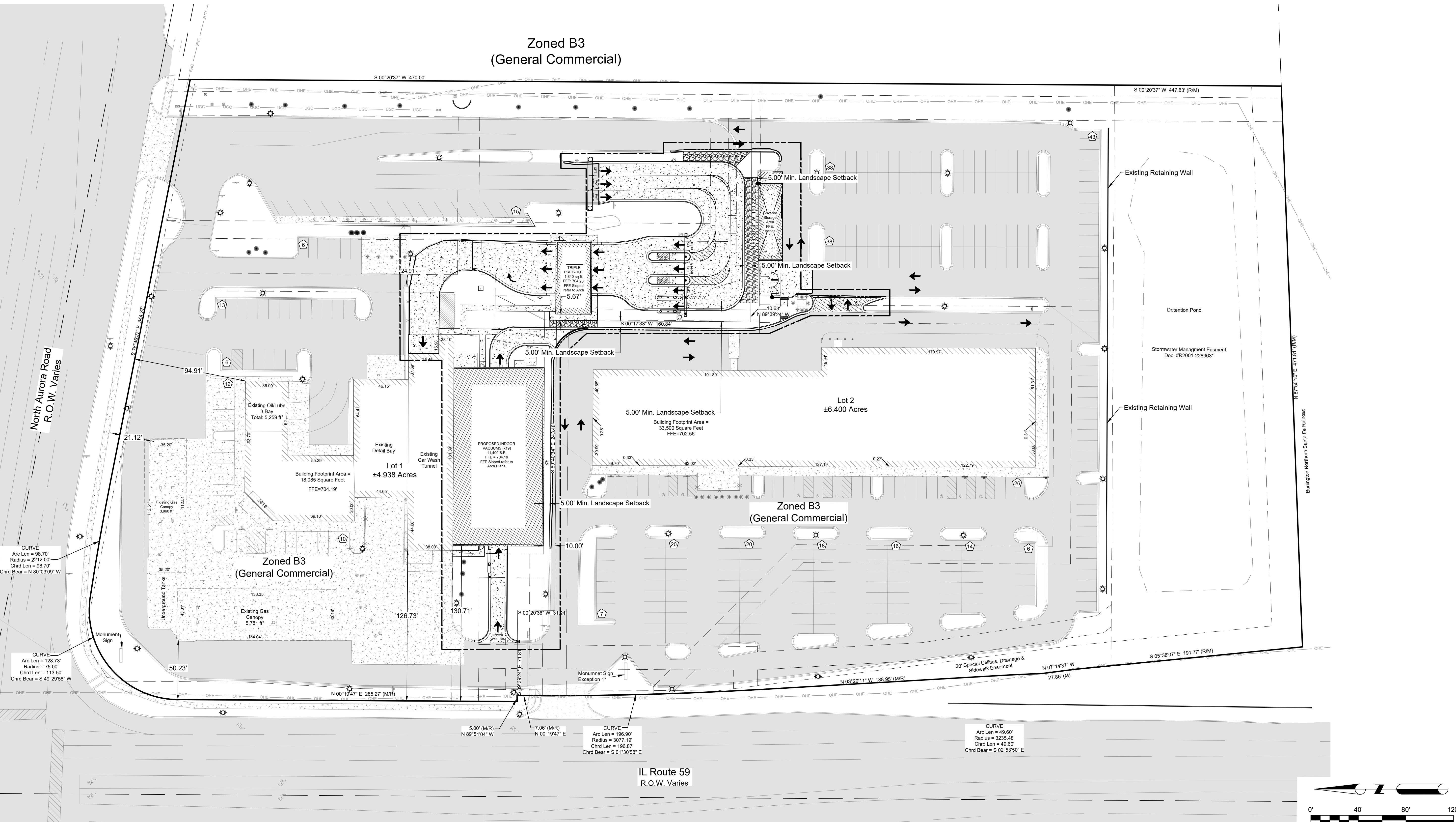
DRAWING TITLE
OVERALL
SITE PLAN

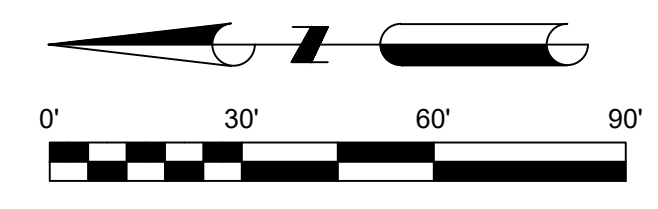
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DRAWING NUMBER

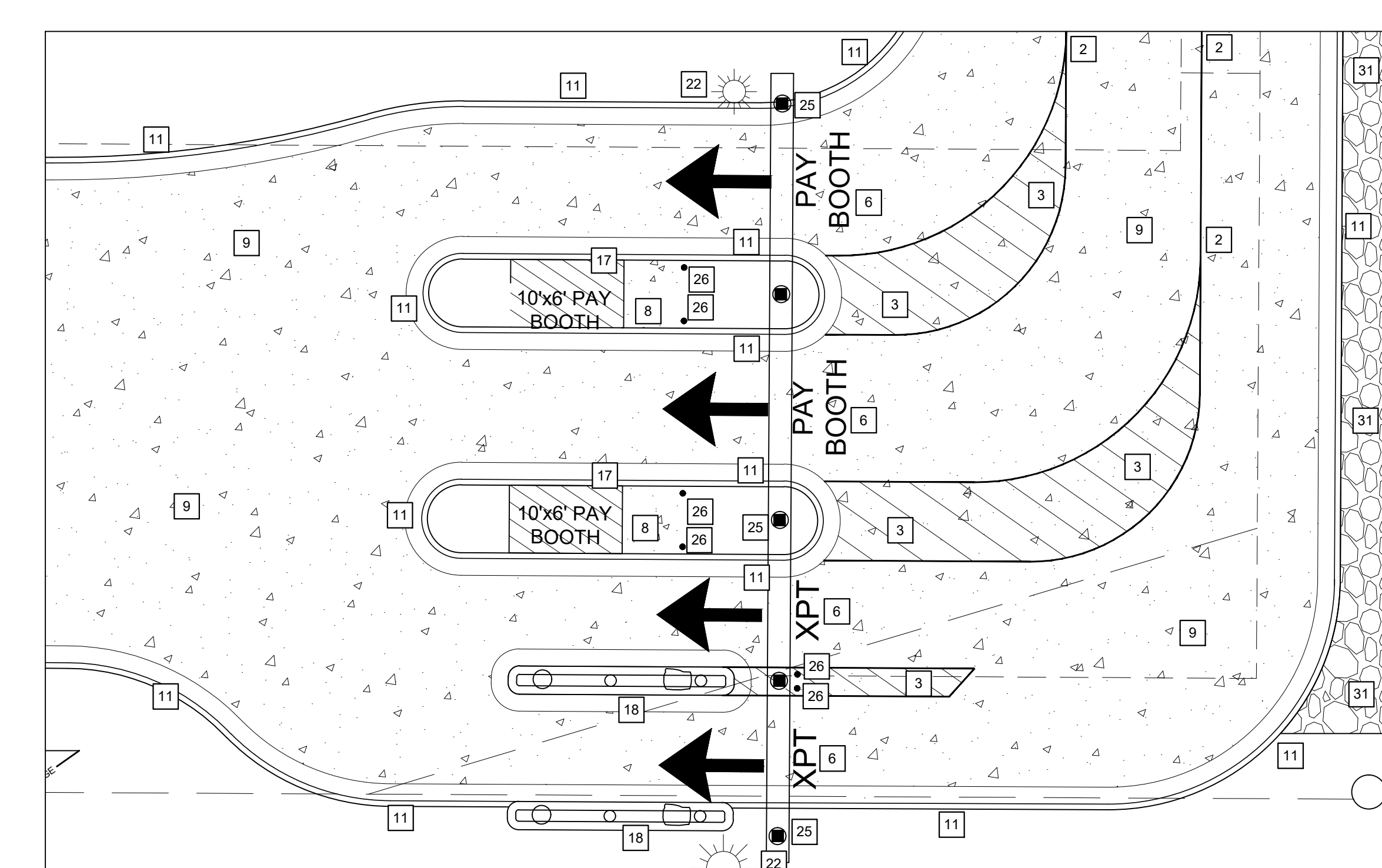
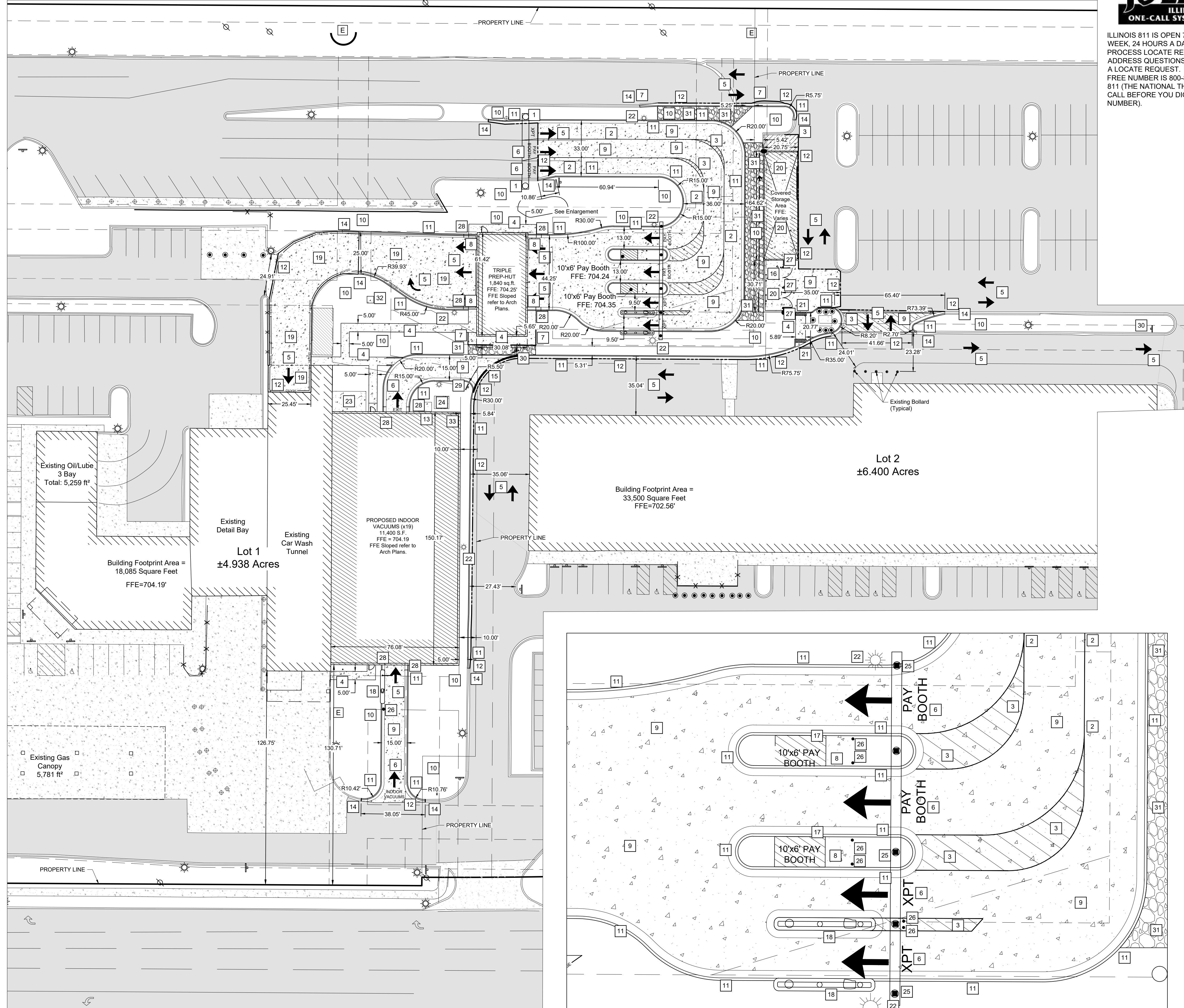
REV #

C2.0

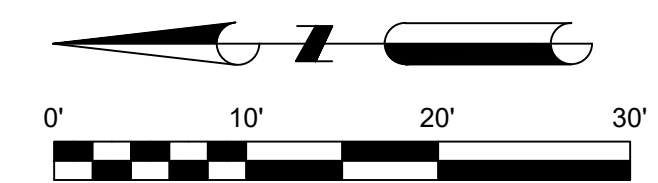




ILLINOIS 811 IS OPEN 7 DAYS A WEEK, 24 HOURS A DAY TO PROCESS LOCATE REQUESTS OR ADDRESS QUESTIONS REGARDING A LOCATE REQUEST. THE TOLL FREE NUMBER IS 800-892-0123 OR 811 (THE NATIONAL THREE DIGIT CALL BEFORE YOU DIG PHONE NUMBER).



ENLARGEMENT



Legend

These standard symbols may be found in the drawing.

— W — W —	Water Line	⊙	Sanitary Sewer Manhole
(—) —	Sanitary Sewer Main	⊕	Sign
— X — X —	Fence	⊕	Water Meter
- - - 470 - - -	Existing Contours	⊕	Water Valve
— UGE —	Underground Electric	⊕	Utility Pole
— S — S —	Storm Sewer	TBR	To Be Removed
— — — — —	Limits of Improvements	TC	Top of Curb
— OHE —	Overhead Utility Lines	PV	Pavement
— GAS —	Gas Lines	ME	Match Existing
— UGC —	Underground Cable	470.0	Grade point
●	Iron Pin Found	⊕	Number of Parking Spaces
—	Parking Bumper	⊕	Proposed Concrete Walk/Pavement
⊕	Bollard	⊕	Proposed Asphalt
⊕	Soil Boring Location		
⊕	Sanitary Sewer Cleanout		
⊕	Gas Meter		
⊕	Storm Sewer Curb Inlet		
⊕	Storm Sewer MHI/Open Lid		
⊕	Light Pole or Traffic Light		
⊕	Storm Sewer Manhole		
⊕	Tree		

Keynotes

- | | |
|---|---|
| 1 Directional Arch with 42" Concrete Bases See Architectural Plan | 18 XPT Unit - See Detail 13, Sheet C6 Refer to Arch Plans for Full Details |
| 2 4" Yellow Pavement Striping | 19 Concrete Pavement - Snow Melt Section with Xypex Mix. (Only for heated conc.) See Detail 3, Sheet C6 |
| 3 Yellow Diagonal Striping 4" Wide @ 15" O.C. | 20 Concrete Apron for Dumpster and Storage Building See Architectural Sheets |
| 4 Concrete Sidewalk See Detail 8, Sheet C6 | 21 24" Wide Detectable Warning See Detail 11, Sheet C6 |
| 5 Directional Traffic Arrows See Detail 5, Sheet C6 | 22 Relocated Light Poles See Detail 6, Sheet C6 |
| 6 Pavement Marker Detail See Detail 12, Sheet C6 | 23 12"x20" Vacuum Motor Pad See MEP Sheets |
| 7 Handrail along Sidewalk See Architectural Sheets | 24 8"x8" Electric Transformer Pad See MEP Sheets |
| 8 Flush Curb | 25 Camera Arch with 18" Concrete Bases See Architectural Plans |
| 9 Concrete Pavement See Detail 4, Sheet C6 | 26 4" Bollard See Detail 10, Sheet C6 |
| 10 Landscaped/Grass Area | 27 6" Bollard See Detail 10, Sheet C6 |
| 11 Concrete Curb & Gutter See Detail 13, Sheet C6 | 28 3" Transitional Curb from 0" height to 6" |
| 12 Sawcut Curb / Pavement Full Depth for Clean Joint | 29 Stop Sign See Detail 7, Sheet C6 |
| 13 5.41'x8" Concrete Utility Pad See MEP Sheets | 30 Do Not Enter Sign See Detail 7, Sheet C6 |
| 14 Concrete Curb & Gutter Transition From Detail 13, Sheet C6 to Match Existing | 31 Decorative Stone/Riprap on Slope |
| 15 12" White Pavement Striping | 32 Manifold Box - 4'x4" Heated Concrete Pad See Detail 19, Sheet C6 |
| 16 Dumpster Enclosure See Architectural Sheets | 33 6' High Fence to Screen Vacuum Pads |
| 17 10'x6' Pay Booth See Architectural Sheets | |

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SCALE: 1"=30' / 1"=10'

DRAWN BY: RM, TL
DESIGNER: TJL, RM
CHECKED BY: TJL
ENGINEER: MICHAEL E. NEIKIRK
ARCHITECT: -
OWNER: BENDERSON DEVELOPMENT

EXP: 11/30/2021



CERTIFIED BY: *Michael E. Neikirk*

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

DRAWING TITLE
SITE PLAN

FILE LOCATION
DRAWING NUMBER
C2.1
REV #