



LEGEND

| | |
|-----|---------------------------|
| PL | PROPERTY LINE |
| RW | RIGHT OF WAY LINE |
| S | SANITARY SEWER LINE |
| FM | SANITARY SEWER FORCE MAIN |
| ST | STORM SEWER LINE |
| RR | IRRIGATION WATER LINE |
| FL | FLOW LINE |
| OHE | OVERHEAD ELECTRIC LINE |
| UE | UNDERGROUND ELECTRIC LINE |
| G | GAS LINE |
| W | WATER LINE |
| C | COMMUNICATIONS LINE |
| T | TELEPHONE LINE |
| FO | FIBER OPTIC LINE |
| CTV | CABLE TELEVISION |
| O | CHAIN LINK FENCE |
| X | BARBED WIRE FENCE |
| D | WOOD FENCE |
| --- | EXISTING MAJOR CONTOUR |
| --- | EXISTING MINOR CONTOUR |
| --- | PROPOSED MAJOR CONTOUR |
| --- | PROPOSED MINOR CONTOUR |
| --- | TREE LINE |

MARKER SYMBOLS

| | |
|---|------------------------|
| □ | MARKER STONE |
| ○ | RIGHT OF WAY MARKER |
| ○ | IRON PIN FOUND |
| ○ | IRON NAIL SET |
| ○ | CUT CROSS |
| ○ | CONTROL POINT |
| ○ | BENCHMARK |
| ○ | SANITARY SEWER MANHOLE |
| ○ | STORM SEWER INLET |
| ○ | TELEPHONE MANHOLE |
| ○ | POWER POLE |
| ○ | QUI-ANCHOR |
| ○ | LIGHT POLE |
| ○ | TELEPHONE REBAR |
| ○ | GAS VALVE |
| ○ | GAS METER |
| ○ | WATER VALVE |
| ○ | WATER METER |
| ○ | FIRE HYDRANT |
| ○ | IRRIGATION VALVE |
| ○ | WELL |
| ○ | MAIL BOX |
| ○ | POST |
| ○ | CLEANOUT |
| ○ | SKIN |
| ○ | AIR CONDITIONING UNIT |

SIGN LEGEND



REFERENCE

- EXISTING TOPOGRAPHY TAKEN FROM GROUND SURVEY COMPLETED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATE OF GROUND SURVEY: 08/10/2023
- HORIZONTAL DATUM REFERENCES: THE ILLINOIS STATE PLANE COORDINATE SYSTEM (EAST ZONE) AND 43 NORTH U.S. SURVEY FEET. THE VERTICAL DATUM REFERENCES: THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83_GEOID '88).

NOTES:

- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB. FACE OF BUILDING, EDGE OF SIDEWALK OR PROPERTY LINE.
- FOR EXACT BUILDING DIMENSIONS SEE ARCHITECTURAL PLANS.

SITE DATA:

| | |
|------------------------------|--|
| GROSS BOUNDARY AREA | = 25,890 SQUARE FEET (0.586 ACRES) |
| NUMBER OF LOTS | = 1 |
| CURRENT ZONING | = B3 (GENERAL COMMERCIAL DISTRICT) |
| PROPOSED ZONING | = B3 (GENERAL COMMERCIAL DISTRICT) |
| PROPOSED BUILDING AREA | = 519 SQUARE FEET |
| PROPOSED WALK-IN COOLER AREA | = 380 SQUARE FEET |
| PARKING REQUIRED | = 790 SPACES + (14.5 SPACES/1,000 S.F.) = 4 SPACES |
| PARKING PROVIDED | = 947 SPACES + 140 SPACES = 10 TOTAL SPACES |

- KEY NOTES:**
- EXISTING 66-12 CURB AND GUTTER
 - PROPOSED CANOPY (TYP)
 - PROP. WALK-IN COOLER
 - PROPOSED BUILDING
 - TRASH ENCLOSURE
 - PROPOSED MONUMENT SIGN
 - EXISTING PAD MOUNTED TRANSFORMER TO REMAIN

8" TALL, 6" DIAMETER PIPE ROLLAND, PER SP16 C10-2022.



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ENGINEER OF RECORD:
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PROJECT NUMBER:
184 001

REVISION:

**7 BREW COFFEE
NAPERVILLE, IL**

1203 IROQUOIS AVENUE
NAPERVILLE, IL 60563

SITE PLAN

C2.1

DATE: 03/05/2024

EXHIBIT C