

DATE: 07/13/2018
 DESCRIPTION: ISSUED FOR REVIEW
 08/09/2018 REVISED PER CITY (08-03-18)

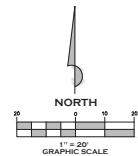
MeritCorp
 ENGINEERING - PLANNING - SURVEYING - ENVIRONMENTAL
 3697 Darlene Ct. Aurora, IL 60504
 Office 847.496.4170
 Fax 847.496.4170
 Lic. No. 164-005960
 www.meritcorp.com

WASHU NAPERVILLE
1150 E OGDEN AVE
NAPERVILLE, ILLINOIS
PRELIMINARY PLAN SET
PRELIMINARY SITE PLAN

PROJECT NO. M18085
 DRAWN BY: YL
 CHECKED BY: TDR
 SHEET NO. 3 / 6

NOTES

- EXISTING BUILDING AND PARKING LOT TO BE DEMOLISHED.
- EXISTING NORTHEAST DRIVE TO BE REMOVED AND CLOSED OFF.
- STORMWATER DETENTION IS NOT REQUIRED FOR THIS PROJECT.



LEGEND

- HEAVY DUTY ASPHALT PAVEMENT (SEE DETAILS ON THIS SHEET)
- STANDARD DUTY ASPHALT PAVEMENT (SEE DETAILS ON THIS SHEET)
- STANDARD DUTY CONCRETE PAVEMENT (SEE DETAILS ON THIS SHEET)
- HEAVY DUTY CONCRETE PAVEMENT (SEE DETAILS ON THIS SHEET)
- PL PROPERTY LINE
- ES EDGE OF STRIPE
- CS CENTER OF STRIPE
- B BUILDING
- BC BACK OF CURB
- EW EDGE OF WALK
- R RADIUS

SITE DATA TABLE

DEVELOPER	CAR WASH DEVELOPMENT, LLC. P.O. BOX 1564 ELMHURST, ILLINOIS 60126
SITE PLAN DESIGNER/ CIVIL ENGINEER	MERITCORP GROUP, LLC. 3697 DARLENE COURT AURORA, IL 60504
PROPOSED USE:	CAR WASH
EXISTING ZONING:	B3 GENERAL COMMERCIAL DISTRICT
PROPOSED ZONING:	B3 GENERAL COMMERCIAL DISTRICT
MAXIMUM F.A.R.:	0.325
SETBACKS:	REAR YARD SETBACK OF 15 FT. MAJOR ARTERIAL SETBACK OF 70 FT FROM THE CENTERLINE OR 20 FT FROM THE EDGE OF THE R.O.W.
ABLE WIDTH:	26 FT TWO-WAY 15 FT ONE-WAY
PARKING STALL:	9 FT WIDE X 18 FT LENGTH
OFF-STREET PARKING REQUIREMENT:	MIN. OF 40 FT FROM ANY DRIVE-THROUGH FACILITY TO ANY RESIDENTIAL AREA
PARKING CALCULATIONS:	= 3.3 SPACES/1000 SF OF OFFICE
REQUIRED PARKING	= 431
SQUARE FOOTAGE OF OFFICE	
TOTAL REQUIRED PARKING	= 2 SPACES
SPACES PROVIDED	= 6 SPACES (INCLUDES 1 ACCESSIBLE SPACE)
VACUUM SPACES	= 15 SPACES
REQUIRED VEHICLE STACKING:	= 10 SPACES ENTERING & 2 SPACES EXITING CAR WASH
PROPOSED VEHICLE STACKING:	= 10 SPACES ENTERING & 2 SPACES EXITING CAR WASH
EXISTING SITE AREA	= 36,888 SF
EXISTING PERVIOUS AREA	= 5,923 SF
TOTAL REQUIRED PARKING	= 30,965 SF
PERVIOUS / IMPERVIOUS PERCENTAGE	= 16.1%
PROPOSED SITE AREA	= 36,888 SF
PROPOSED PERVIOUS AREA	= 25,732 SF
PROPOSED IMPERVIOUS AREA	(NET NEW IMPERVIOUS AREA INCREASE LESS THAN 2,500 SF, PCB GROUPS ARE NOT REQUIRED.)
PERVIOUS / IMPERVIOUS PERCENTAGE	= 30.2%

