

LEGEND

— PL —	PROPERTY LINE
— RW —	RIGHT OF WAY LINE
— S —	SANITARY SEWER LINE
— FM —	SANITARY SEWER FORCE MAIN
— ST —	STORM SEWER LINE
— IRR —	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
— 1000 —	EXISTING MAJOR CONTOUR
— 1001 —	EXISTING MINOR CONTOUR
— 1000 —	PROPOSED MAJOR CONTOUR
— 1001 —	PROPOSED MINOR CONTOUR
—	TREE LINE

■	MARKER STONE
▽	RIGHT OF WAY MARKER
●	IRON PIN FOUND
○	IRON PIN SET
⊗	CUT CROSS
⊙	CONTROL POINT
⊕	BENCHMARK
⊖	SANITARY SEWER MANHOLE
⊗	STORM SEWER INLET
⊘	TELEPHONE MANHOLE
⊙	POWER POLE
⊖	GUY ANCHOR
⊙	LIGHT POLE
⊙	TELEPHONE RISER
⊙	GAS VALVE
⊙	GAS METER
⊙	WATER VALVE
⊙	WATER METER
⊙	FIRE HYDRANT
⊙	IRRIGATION VALVE
⊙	WELL
⊙	MAIL BOX
⊙	POST
⊙	CLEANOUT
⊙	SIGN
⊙	AIR CONDITIONING UNIT

SIGN LEGEND

1	RESERVED PARKING
2	EMPLOYEE PARKING
R7-8	12" X 18"
\$250 FINE	SIGN REQUIRING "\$250 FINE" ILLINOIS STANDARD RF-1101
VAN ACCESSIBLE	VAN ACCESSIBLE SIGN 18" X 36" 2" SERIES D LETTERS

REFERENCE

- EXISTING TOPOGRAPHY TAKEN FROM GROUND SURVEY COMPLETED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATE OF GROUND SURVEY 09/12/2023
- HORIZONTAL DATUM REFERENCES THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83 R2011, U.S. SURVEY FEET), THE VERTICAL DATUM REFERENCES THE NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD83, GEOID 18).

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 = 25,390 SQUARE FEET (0.583 ACRES)

NUMBER OF LOTS = 1

CURRENT ZONING = B3 (GENERAL COMMERCIAL DISTRICT)

PROPOSED ZONING = B3 (GENERAL COMMERCIAL DISTRICT)

PROPOSED BUILDING AREA = 510 SQUARE FEET

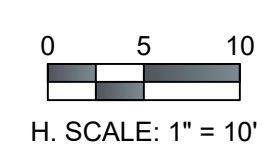
PROPOSED WALK-IN COOLER AREA = 280 SQUARE FEET

PARKING REQUIRED: 790 S.F. x (4.5 SPACES/1,000 S.F.) = 4 SPACES

PARKING PROVIDED: 9-9' SPACES + 1-HC SPACE = 10 TOTAL SPACES

KEY NOTES:

- EXISTING B6.12 CURB AND GUTTER
- PROPOSED CANOPY (TYP)
- PROP. WALK-IN COOLER
- PROPOSED BUILDING
- TRASH ENCLOSURE
- PROPOSED MONUMENT SIGN
- EXISTING PAD MOUNTED TRANSFORMER TO REMAIN



TOOTH & ASSOCIATES

1550 E. REPUBLIC ROAD
SPRINGFIELD, MO 65804
Ph: 417-888-0645 Fax: 417-888-0657
www.tothassociates.com
IL# 184004776
© 2024 Toth and Associates, Inc.

PROJECT NUMBER:
104.001

REVISION:

7 BREW COFFEE
NAPERVILLE, IL

1203 IROQUOIS AVENUE
NAPERVILLE, IL 60563

SITE PLAN

C2.1

DATE: 01/05/2024