

Pinning name: I:\SUS\LEVA\168443007\_001.dwg Date: 2/20/2020 2:05pm by: kcm-kmaweb  
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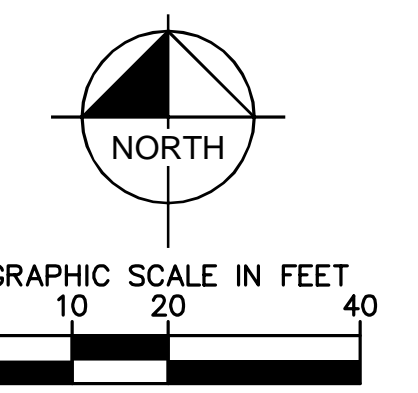
PIN: 07-01-04-410-058-0000  
OWNER: FIFTH THIRD BANK  
ADDRESS: 2644 SHOWPLACE DR.  
NAPERVILLE, IL 60564

PIN: 07-01-04-410-058-0000  
OWNER: NAPERVILLE XING/FAE NAPERVILLE  
PHILLIPS EDISON & COMPANY  
ADDRESS: 2656 SHOWPLACE DR.  
NAPERVILLE, IL 60564

PIN: 07-01-03-102-001-0000  
OWNER: WINDRIDGE OF NAPERVILLE CONDO ASSOC.  
ADDRESS: 2932 BARTLETT CT.  
NAPERVILLE, IL 60564

PIN: 07-01-03-307-138-0000  
OWNER: CSH NAPERVILLE LLO  
ADDRESS: 2920 LEVERENZ RD.  
NAPERVILLE, IL 60564

PIN: 07-01-03-307-125-0000  
OWNER: J&A CANTORE LP  
ADDRESS: 2695 FORGUE DR.  
NAPERVILLE, IL 60564



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### GENERAL NOTES

- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
- RADIi ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
- REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

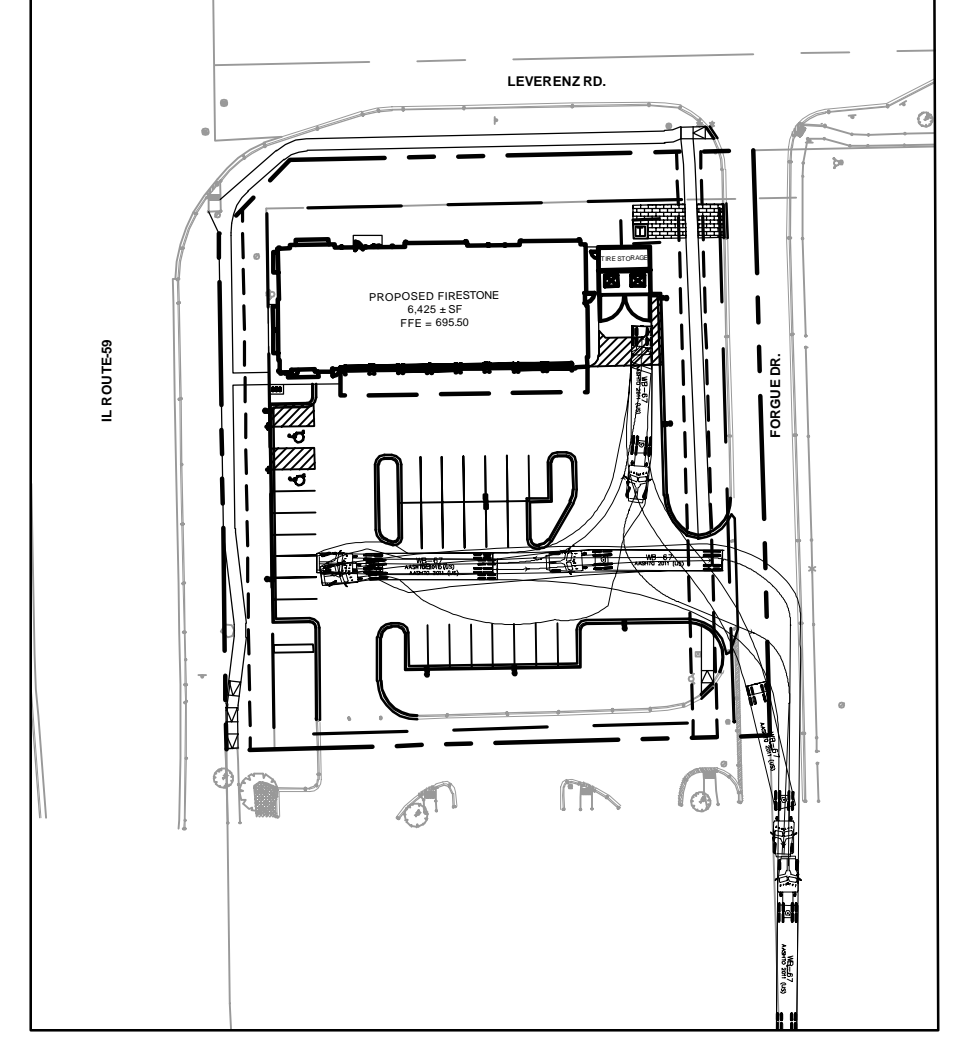
### PAVING AND CURB LEGEND

	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	PAVERS SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	STANDARD PITCH CONCRETE CURB AND GUTTER
	ACCESSIBLE RAMP

### SITE DATA

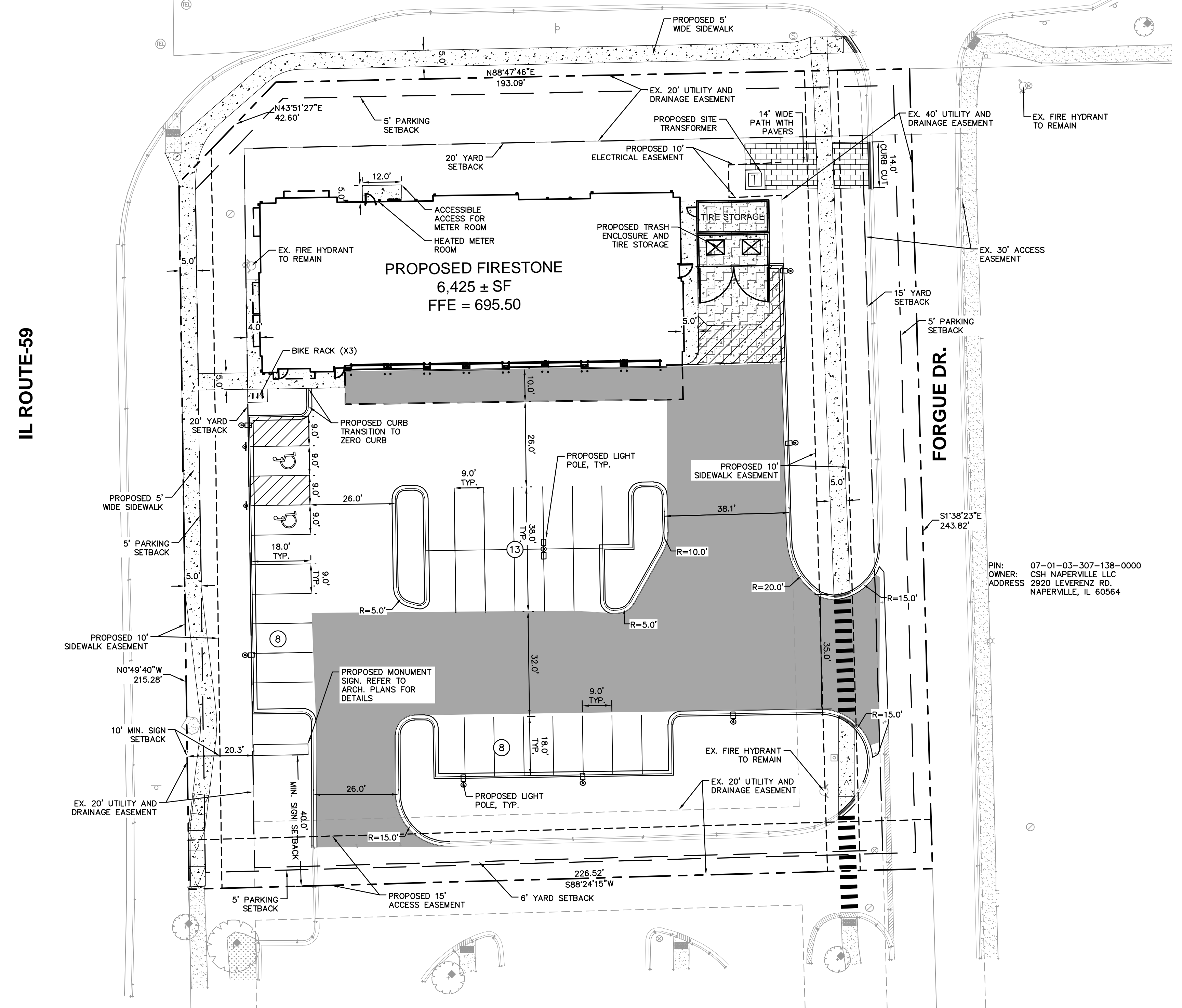
SITE AREA:	1.25-AC
EXISTING IMPERVIOUS AREA:	0.13-AC
PROPOSED IMPERVIOUS AREA:	0.83-AC
PROPOSED SITE IMPERVIOUS COVERAGE:	66% *
EXISTING ZONING:	B2-PUD
PROPOSED ZONING:	B2-PUD **
MAX FLOOR AREA RATIO:	0.325
PROPOSED FLOOR AREA RATIO:	0.118
TOTAL PARKING SPACES REQUIRED (4.5/1000-SF):	29
TOTAL PARKING SPACES PROVIDED:	29
TOTAL ACCESSIBLE SPACES REQUIRED:	3
TOTAL ACCESSIBLE SPACES PROVIDED:	3
TOTAL BIKE SPACES REQUIRED:	3
TOTAL BIKE SPACES PROVIDED:	3
BUILDING HEIGHT:	28'
REQUIRED BUILDING SETBACKS:	
FRONT YARD:	20'
REAR YARD:	15'
SIDE YARDS:	20' (N) 6' (S)
PROPOSED BUILDING SETBACKS:	
FRONT YARD:	25'
REAR YARD:	71'
SIDE YARDS:	38' (N) 157' (S)
PROPOSED PARKING SETBACK:	5'

NOTE:  
\* SITE DETENTION IS PROVIDED ON LOT 12 FOR OVERALL DEVELOPMENT.  
NO BMPs ARE REQUIRED.  
\*\* CONDITIONAL USE IS REQUIRED FOR AUTOMOBILE SERVICE STATION, REPAIR FACILITIES



**WB-67 TRUCK ROUTE DETAIL**  
1" = 80'

**FEMA NOTE**  
PER FLOOD INSURANCE RATE MAP PANEL NO. 17197C00306, THERE ARE NO FLOODPLAINS MAPPED ON SITE.



NO.	REVISIONS	DATE	BY
1	CITY COMMENTS	2/20/2020	KRN
2	CITY COMMENTS	1/22/2020	KRN
3	CITY COMMENTS	12/13/2019	KRN
4	CITY COMMENTS	11/06/2019	KRN

**Kimley»Horn**  
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NAPERVILLE, IL 60563-4877  
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WWW.KIMLEY-HORN.COM

SCALE: AS NOTED  
DESIGNED BY: KRN  
DRAWN BY: KRN  
CHECKED BY: MEW

**GBT REALTY CORPORATION**  
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**SITE PLAN**

**Firestone**  
COMPLETE AUTO CARE  
2643 FORGUE DR.  
NAPERVILLE, IL 60564

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