

SITE ANALYSIS

BUCKY'S SITE

NW Corner Ogden Ave. & naper Blvd.
Naperville, IL

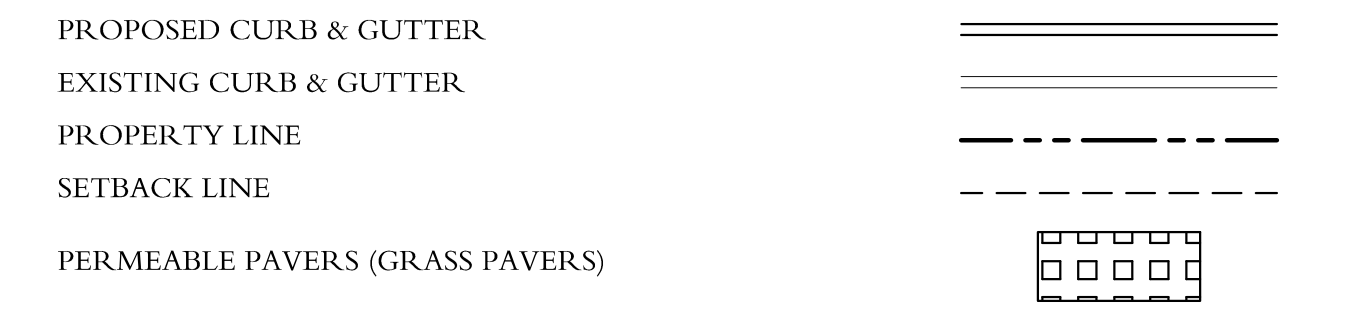
Proposed Use Convenience Store/Gas Station (Service Station) & Carwash (Automotive Laundry)
Existing Zoning B-3 General Commercial District
Required Zoning B-3 General Commercial District w/ Special Use

Parcel Area	190,116 sf ±4.36 Acres
Lot 1 - Bucky's	95,449 sf ±2.19 Acres
Lot 2	94,667 sf ±2.17 Acres
Bucky's Building Area	5,520 sf Service Station 2,390 sf Automobile Laundry
Bucky's Floor Area Ratio Req'd (Max) Provided	0.325 0.08

SETBACKS

	Front Yard (Ogden)	Rear Yard (Commercial)	Side Yard (Naper)	Side Yard (Naperville-Wheaton)
Building Setback	Provided - 143.1'	- 187.1'	- 163.7'	- 149.6'
Green Space Setback	Provided 20' 20'	10' 150'	20' 20'	10' 15'
Canopy Overhang Setback	Provided 15' 54.5'	- 199.7'	15' 54.4'	15' 61.2'

LEGEND



PARKING - BUCKY'S

Quantity Req'd	25 = 4.5 x 5,520/1000 25 Required	Automobile Service Station (4.5 per 1000 sf of gross floor area)
Provided	37 = 35 Standard + 2 ADA	
Stall Size Required	9' x 17.5' (Standard)	
Provided	9' x 18' (Standard), 13' x 18' (ADA), 9' x 18' (Vacuum Stall)	
Driveway Width Minimum	26'	
Provided	26'	

SITE IMPERVIOUS

EXISTING IMPERVIOUS AREA = 184,740 SF
 PROPOSED IMPERVIOUS AREA (Phase 1) = 89,485 SF
 PROPOSED IMPERVIOUS AREA DECREASE = 95,255 SF

EXISTING IMPERVIOUS AREA = 184,740 SF
 PROPOSED IMPERVIOUS AREA (Full Buildout) = 157,312 SF
 PROPOSED IMPERVIOUS AREA DECREASE = 27,428 SF

SITE NOTES

- ALL DIMENSIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
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- CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
- SIDEWALK AROUND PERIMETER OF BUILDING SHALL BE WALK/PAVEMENT UNLESS OTHERWISE SPECIFIED ON PLANS.
- CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION.
- SEE DETAILS FOR BITUMINOUS AND CONCRETE PAVEMENT SECTIONS.
- CONTRACTOR TO PROVIDE TEMPORARY TRAFFIC CONTROL MEASURES DURING CONSTRUCTION OF ENTRANCE OF R.O.W. IN ACCORDANCE W/ ILLINOIS D.O.T. REQUIREMENTS.
- ADA HANDICAP RAMPS SHALL BE INSTALLED AT ALL LOCATIONS DELINEATED ON PLANS AS WELL AS AT ALL LOCATIONS WHERE SIDEWALK ABUTS DRIVES OR ROADWAYS.
- CONTRACTOR SHALL COMPARE ARCHITECTURAL AND ENGINEERING PLANS FOR INTERFACE COMPATIBILITY.
- ALL CURB AND GUTTER SHALL BE B6:12 UNLESS OTHERWISE NOTED ON PLANS.
- PAVEMENT STRIPING TO BE TRAFFIC YELLOW TWO COATS UNLESS OTHERWISE SPECIFIED ON PLANS.

REVISIONS

NO.	DATE	PER CITY COMMENTS	DESCRIPTION	NO.	DATE	DESCRIPTION
1	1/15/19	PER CITY COMMENTS				

SITE PLAN

BUCKY'S
 NWC OGDEN AVE. & NAPER BLVD.
 NAPERVILLE, ILLINOIS

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DATE:	1/7/19	C1.1
FILE:	18-033 C10	
JOB NO.:	938.01	
SHEET NO.:		

NAPERVILLE, ILLINOIS