

LEGEND

PROPOSED CURB & GUTTER	
EXISTING CURB & GUTTER	
PROPERTY LINE	
SETBACK LINE	
CONCRETE	

SITE NOTES

- ALL DIMENSIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE BACK OF CURB UNLESS OTHERWISE NOTED.
- 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/ IOWA 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.

SITE ANALYSIS

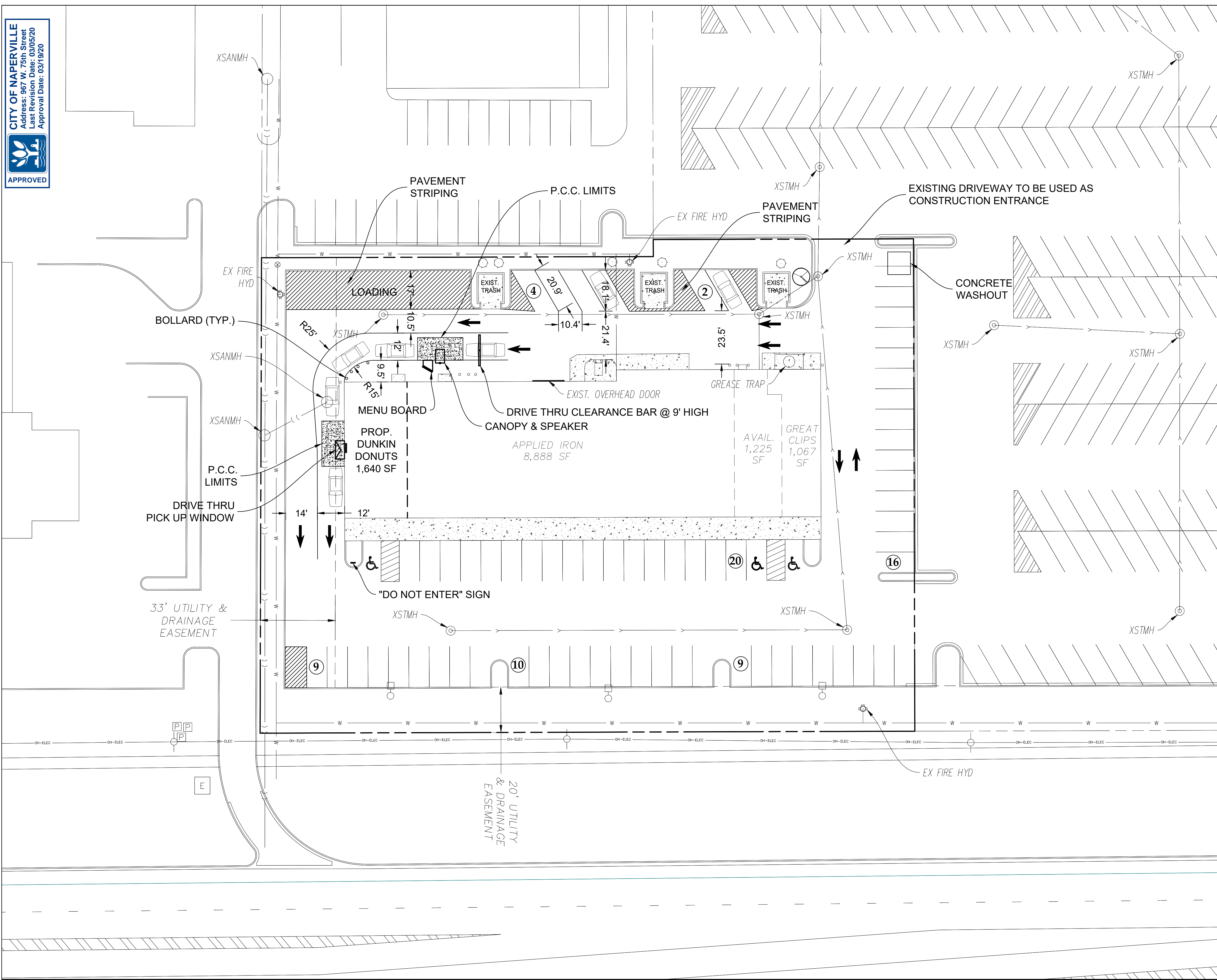
SITE
 931 W. 75th Street
 Naperville, IL

Proposed Use: Dunkin Donuts

Parcel Area	61,220 sf	1.41 ± Acres
Building Area	1,640 sf	Dunkin Donuts
	8,888 sf	Applied Iron
	1,255 sf	Available Retail
	1,067 sf	Great Clips
	12,850 sf	Building Total

PARKING

EXISTING SITE:	Provided	84 = 82 Standard + 2 ADA
PROPOSED SITE:		
DUNKIN DONUTS	Quantity Req'd	8 = 4.5 x 1,640/1000
	Provided	10
		4.5 Spaces per 1000 sf of Gross Floor Area
APPLIED IRON	Quantity Req'd	36 = 4.0 x 8,888/1000
	Provided	40
		4.0 Spaces per 1000 sf of Gross Floor Area
AVAILABLE RETAIL	Quantity Req'd	6 = 4.5 x 1,255/1000
	Provided	10
		4.5 Spaces per 1000 sf of Gross Floor Area
GREAT CLIPS	Quantity Req'd	5 = 4.0 x 1,067/1000
	Provided	10
		4.0 Spaces per 1000 sf of Gross Floor Area
TOTAL PARKING	Quantity Req'd	55
	Provided	70 = 67 Standard + 3 ADA
Stall Size Required		9' x 18' (Standard)
Provided		9' x 18' (Standard), 16' x 18' (ADA)



REVISIONS

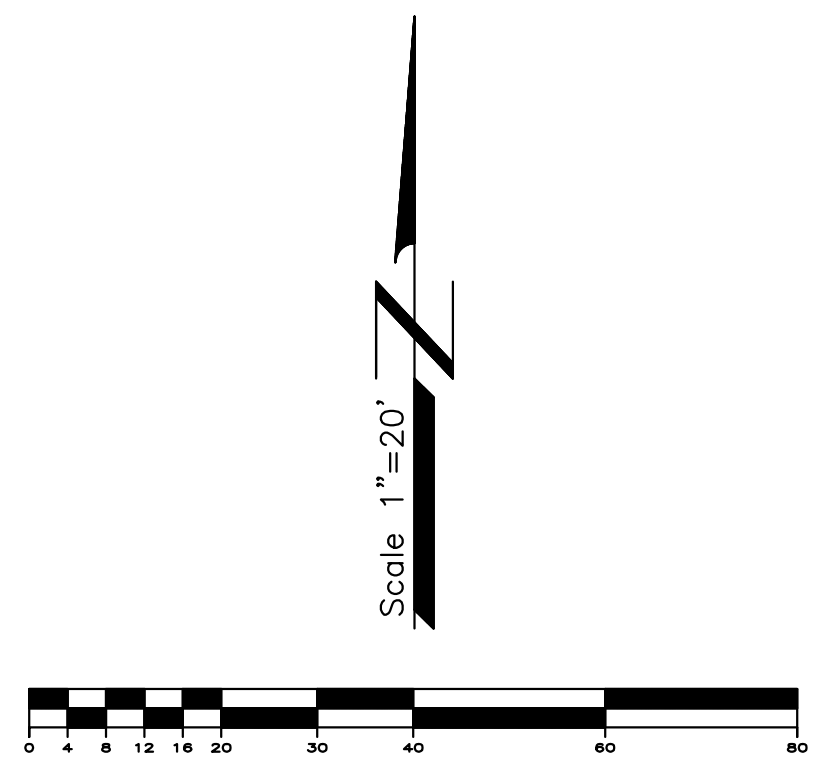
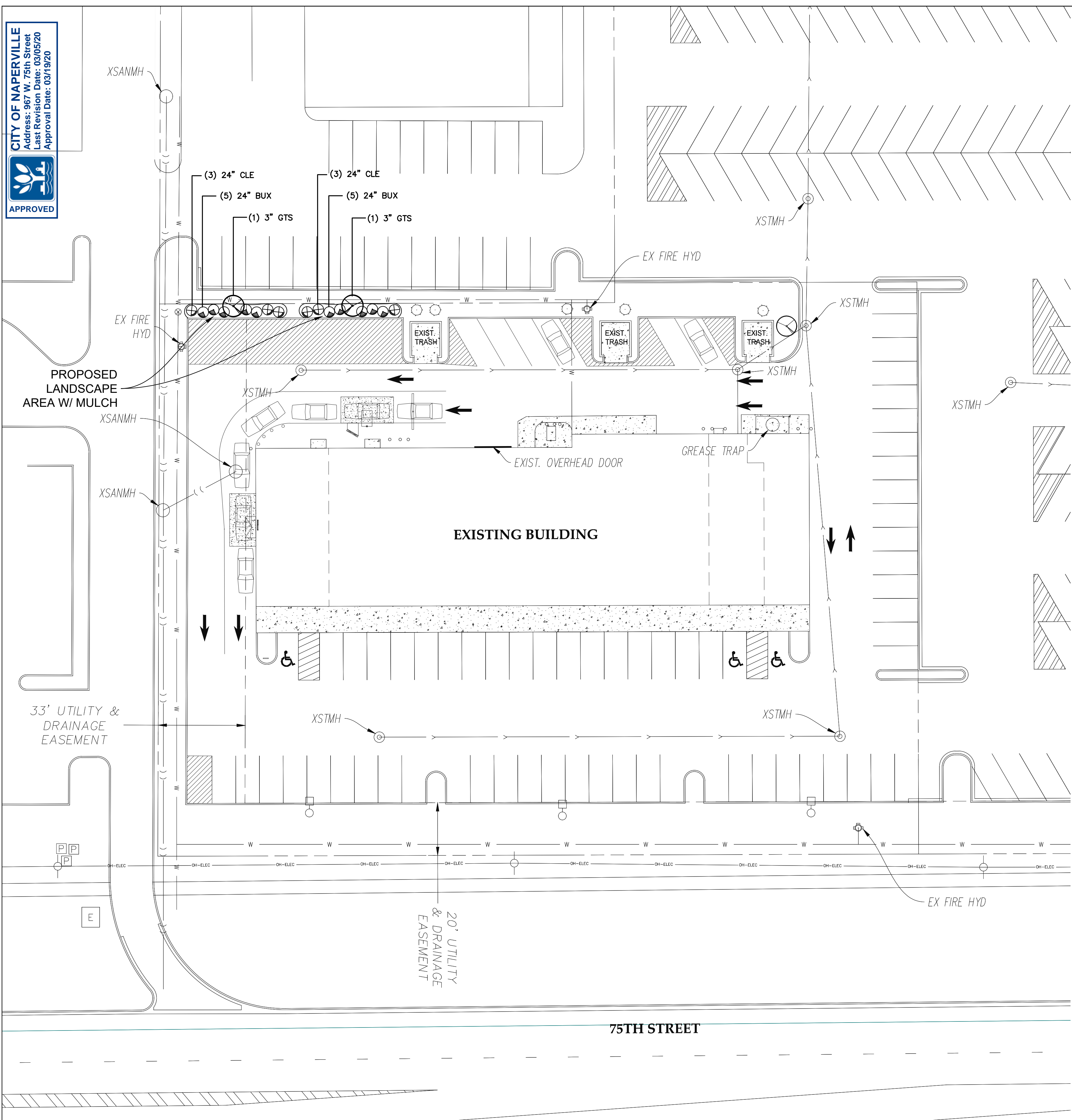
NO.	DATE	DESCRIPTION
2	03/05/20	PER CITY COMMENTS
1	02/07/20	PER CITY COMMENTS

SITE PLAN

DUNKIN DONUTS
 967 W. 75TH STREET
 NAPERVILLE, ILLINOIS

Craig R. Knoche & Associates
 Civil Engineers, P.C.
 24 N. Bennett Street • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275

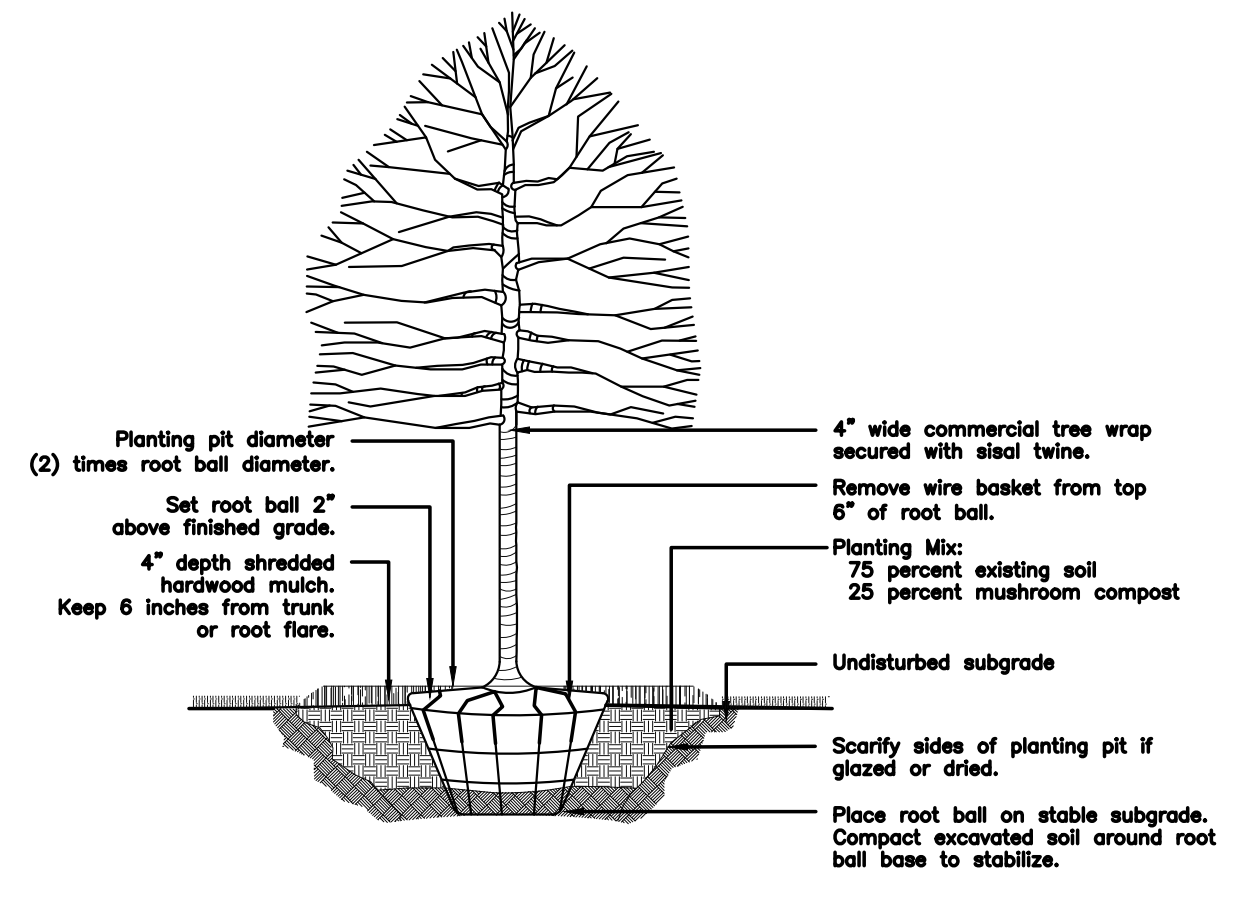
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FILE:	19-054 C10	
JOB NO.:	19-054	
SHEET NO.:	19-054	



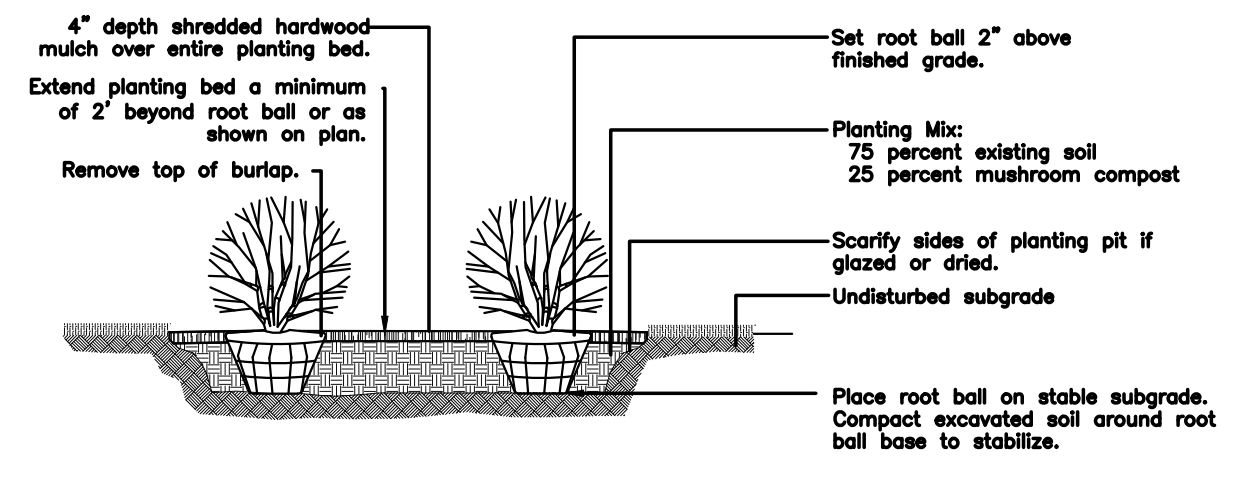
Plant List

Shade Trees		Botanical Name	Common Name	Remarks
Key	Qty. Size			
GTS	2 3"	Gleditsia treacanthos v. inermis 'Skyline'	Skyline Honeylocust	BB

Shrubs		Botanical Name	Common Name	Remarks
Key	Qty. Size			
BUX	10 24"	Buxus x microphylla 'Glencoe'	Chicagoland Green Boxwood	BB
CLE	6 24"	Clethra alnifolia 'Hummingbird'	Hummingbird Summerweet	BB



Detail
Deciduous Tree Planting



Detail
Shrub Planting

REVISIONS		
NO.	DATE	DESCRIPTION
2	03/05/20	PER CITY COMMENTS

LANDSCAPE PLAN

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DATE: 02/07/20	C4.1
FILE: 19-054 C40	
JOB NO: 19-054	