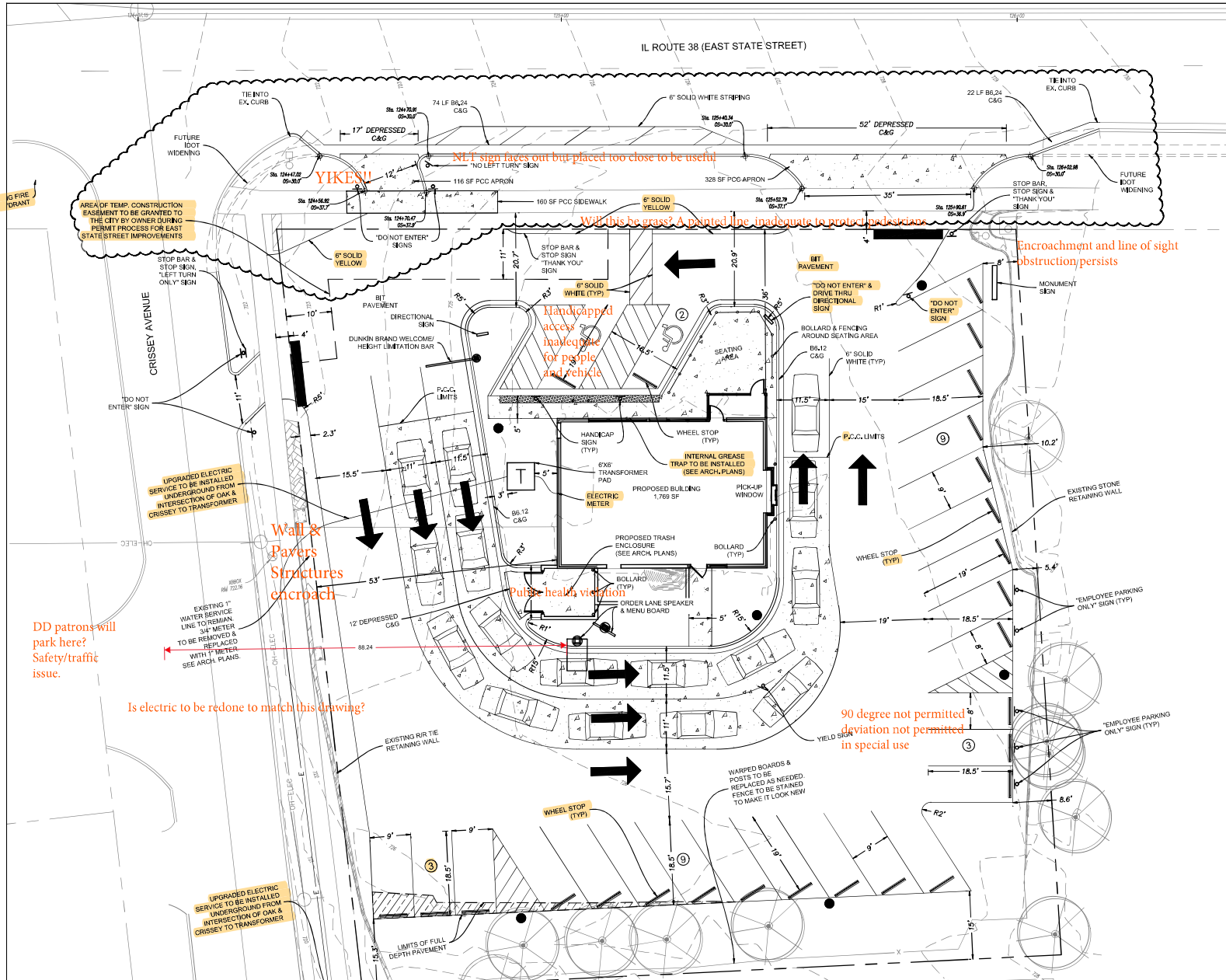




SITE ANALYSIS

SITE

SE Corner of Crissey Ave & E. State St. (IL RT 38)
Geneva, IL

Proposed Use: Dunkin' Donuts
Existing Zoning: B-2
Required Zoning: B-2

Parcel Area: 25,759 SF
Building Area: 1,769 of Dunkin' Donuts

SETBACKS

	Front Yard (E State St)	Rear Yard (B-2)	Side Yard (B-3B)	Side Yard (Crissey Ave)
Building Setback	37'	81'	58'	53'
Landscape Setback	0'	15'	5.4'	2'

PARKING

Quantity Required	21 = 15 x 1,297/1000 5 = 5 26 Required	See Down: Three Times (15 per 1000 of floor area) Employees (1 space per each employee)
Provided	26 = 6 Standard (90°) + 18 Standard (60°) + 2 ADA	
Stand Size Required	9' x 19' (60°), 9' x 18.5' (90°) 8' x 19' (60°), 8' x 18.5' (Employee 90°)	
Delivery Width Minimum	24'	

LEGEND

PROPOSED CURB & GUTTER	
EXISTING CURB & GUTTER	
PROPERTY LINE	
SETBACK LINE	
CONCRETE	
TRUNCATED DOMES	
FULL DEPTH BIT PAVEMENT	
LIGHT POLE	

SITE NOTES

- ALL DIMENSIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RADIUS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
- SEVERAL AROUND FORMER 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 FLOW IN ACCORDANCE WITH ILLINOIS 0.01 REQUIREMENTS.
- ADA HANDICAP RAMP SHALL BE INSTALLED AT ALL LOCATIONS DELINEATED ON PLANS AS WELL AS AT ALL LOCATIONS WHERE SIDEWALK ABUTS DRIVE OR ROADWAYS.
- CONTRACTOR SHALL COMPLY ARCHITECTURAL AND ENGINEERING PLANS FOR INTERFERENCE COMPATIBILITY.
- ALL CURB AND GUTTER SHALL BE 8612 UNLESS OTHERWISE NOTED ON PLANS.
- PAVEMENT STRIPING TO BE TRAFFIC YELLOW TWO COATS UNLESS OTHERWISE SPECIFIED ON PLANS.

IMPERVIOUS CALCULATIONS

Existing Impervious Area = 22,816 sf or 0.52 acres
Proposed Impervious Area = 20,326 sf or 0.47 acres
Net Impervious Area Decrease = 2,490 sf or 0.05 acres

LANDSCAPE CALCULATIONS

Intersect Landscape Required: 10%
Provided: 4%

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
7	10/28/21	PER DOT COMMENTS			
5	12/17/20	NEW DUNKIN' MENU BOARD			
3	6/7/19	PER CITY COMMENTS			
2	4/11/18	FOR FINAL ENGINEERING			
1	11/12/18	PER CITY COMMENTS			

SITE & UTILITY PLAN

DUNKIN' DONUTS
206 EAST STATE STREET
GENEVA, ILLINOIS

Craig R. Knoche & Associates
Civil Engineers, P.C.
24 N. Semmes Street • Geneva, IL 60134 • Phone (630) 849-1270 • Fax (630) 849-1272

DATE: 11/2/18	C1.1
FILE: 18-019 C10	
JOB NO: 18-019	SHEET NO.