



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
 0.59 ± Acres
Building Area 1,769 of Dunkin' Donuts

SETBACKS

| | Front Yard (E State St) | Rear Yard (B-2) | Side Yard (B-2) | Side Yard (Crissey Ave) |
|--------------------------|-------------------------|-----------------|-----------------|-------------------------|
| Building Setback | 0' | 0' | 0' | 0' |
| Provided | 57' | 81' | 58' | 53' |
| Landscape Setback | 0' | 0' | 0' | 0' |
| Provided | 0' | 15' | 5.4' | 2' |

PARKING

Quantity Req'd 21 = 15 x 1,397/1000
 5 = 5
 26 Required

Provided 26 = 6 Standard (90°) + 18 Standard (60°) + 2 ADA

Stall Size Required 9' x 19' (60°), 9' x 18.5' (90°)
Provided 9' x 19' (60°), 9' x 18.5' (90°), 16' x 19' (ADA), 8' x 18.5' (Employee 90°), 8' x 19' (Employee 60°)

Driveway Width Minimum 24'
Provided 33'

LEGEND

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

SITE NOTES

1. ALL DIMENSIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RACKS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
4. SIDEWALK AROUND FOOTER OF BUILDING SHALL BE WALK/PAVEMENT UNLESS OTHERWISE SPECIFIED ON PLANS.
5. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION.
6. SEE DETAILS FOR BITUMINOUS AND CONCRETE PAVEMENT SECTIONS.
7. CONTRACTOR TO PROVIDE TEMPORARY TRAFFIC CONTROL MEASURES DURING CONSTRUCTION OF ENTRANCE OF FLOW IN ACCORDANCE WITH ILLINOIS D.O.T. REQUIREMENTS.
8. ADA HANDICAP RAMPS SHALL BE INSTALLED AT ALL LOCATIONS Delineated ON PLANS AS WELL AS AT ALL LOCATIONS WHERE SIDEWALK ABUTES DROVES OF SIDEWALKS.
9. CONTRACTOR SHALL SUBMIT ARCHITECTURAL AND ENGINEERING PLANS FOR INTERFACE COMPATIBILITY.
10. ALL CURB AND GUTTER SHALL BE 86.12 UNLESS OTHERWISE NOTED ON PLANS.
11. PAVEMENT STRIPING TO BE TRAFFIC YELLOW TWO COATS UNLESS OTHERWISE SPECIFIED ON PLANS.

IMPERVIOUS CALCULATIONS

Existing Impervious Area = 22,816 sf @ 0.52 acres
 Proposed Impervious Area = 20,325 sf @ 0.47 acres
 Net Impervious Area Decrease = 2,491 sf @ 0.05 acres

LANDSCAPE CALCULATIONS

Inverse Landscape Required: 10%
 Provided: 4%

REVISIONS

| No. | DATE | DESCRIPTION | No. | DATE | DESCRIPTION |
|-----|----------|------------------------|-----|------|-------------|
| 7 | 10/28/21 | PER IDOT COMMENTS | | | |
| 5 | 12/1/21 | NEW DUNKIN' MENU BOARD | | | |
| 3 | 6/7/19 | PER CITY COMMENTS | | | |
| 2 | 4/11/19 | FOR TIME 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
Civil Engineers, P.C. • Surveyors
 24 N. Chestnut Street • Geneva, IL 60136 • Phone (630) 442-1270 • Fax (630) 442-1272

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

GENEVA, ILLINOIS
 DUNKIN' DONUTS