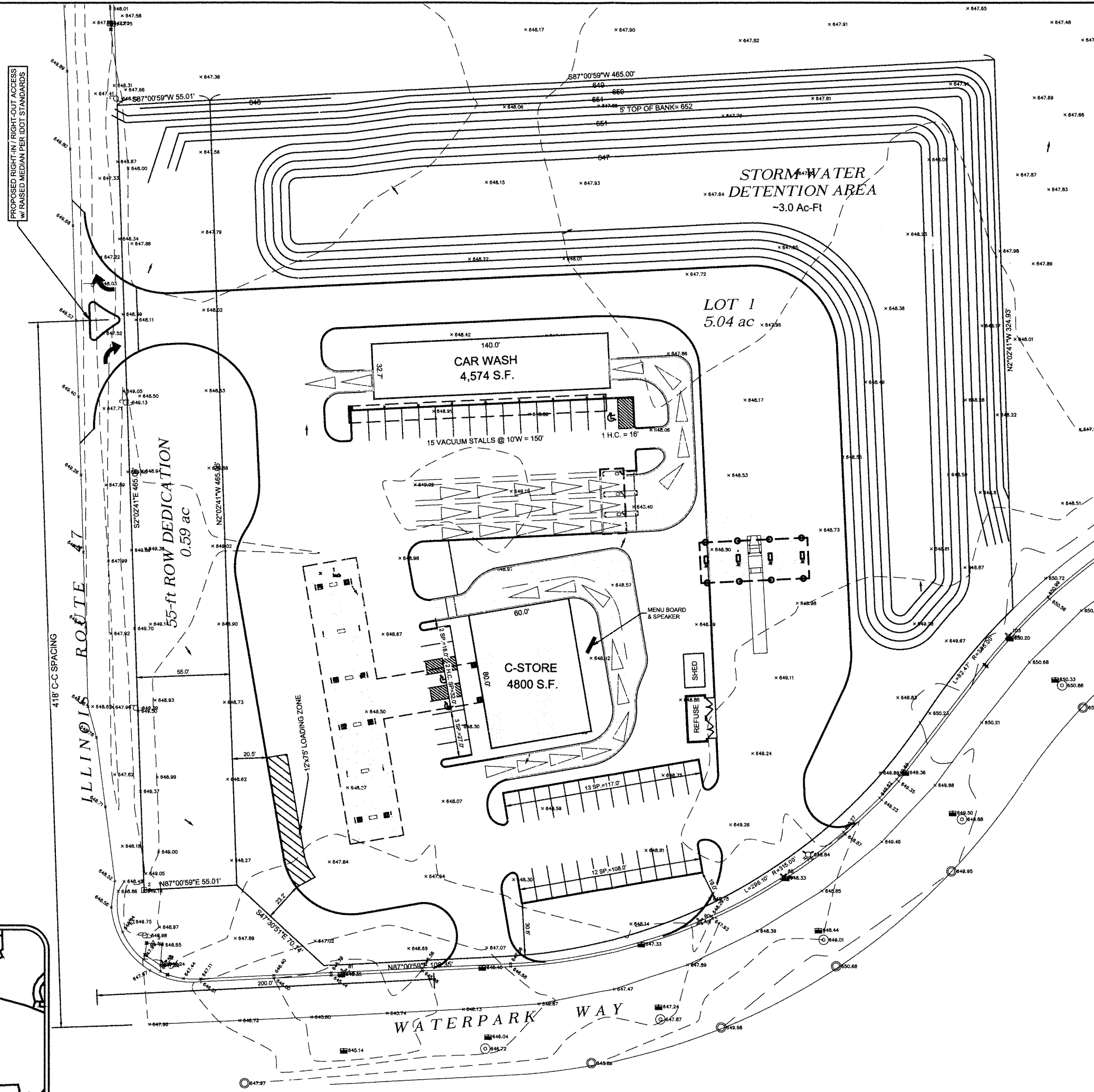
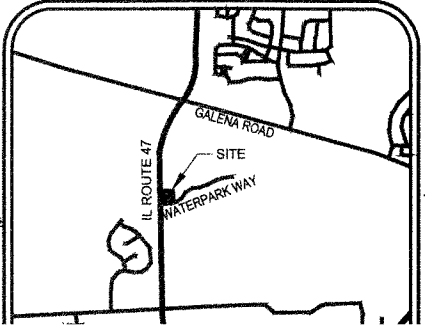


PROPOSED RIGHT-IN / RIGHT-OUT ACCESS
W/ RAISED MEDIAN PER IDOT STANDARDS



SITE DATA

Area: 219,693.83 sq. ft. (5.04 ac)
 Current Zoning: B-3
 Building Area: 9,613 sq. ft.
 Building Coverage: 4.4%
 Pavement Area*: 97,245 sq. ft.
 Pavement Coverage*: 44.3%
 Landscaping Area: **40,580 sq. ft.±
 Landscaping Coverage: **27%±
 Impervious Coverage: 67%

* Fueling Canopies are included in Pavement Area.
 **To be verified with Landscape Architect Plan

Height of Proposed C-Store: 34'
 Height of Proposed Car Wash: 21'-2"

PARKING DATA

Gas Station & Convenience Store (4,800 sf):
Convenience Store
 Number of Parking Stalls Provided: 32
 Number of Parking Stalls Req'd: 15
 (3 spaces /1,000 s.f)

Drive Thru / Behind Menu Board
 Number of Stacking Stalls Provided: 7
 Number of Stacking Stalls Req'd: 3

Drive Thru / Behind Menu 1st Window
 Number of Stacking Stalls Provided: 3
 Number of Stacking Stalls Req'd: 3

Automatic Car Wash:
Entrance
 Number of Stacking Stalls Provided: 6
 Number of Stacking Stalls Req'd: 5
 (5 stalls per bay)

Exit
 Number of Stacking Stalls Provided: 2
 Number of Stacking Stalls Req'd: 2
 (2 stalls per bay)

Pay Station
 Number of Stacking Stalls Provided: 16
 Number of Stacking Stalls Req'd: n/a

Vacuum Stalls / Parking
 Number of Parking Stalls Provided: 16
 Number of Parking Stalls Req'd: n/a

LEGAL DESCRIPTION

THAT PART OF THE WEST HALF OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 3 1/2 OF KEEFE SUBDIVISION UNIT ONE, RECORDED AS DOCUMENT 200800012915, THENCE NORTH 87 DEGREES 00 MINUTES 59 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 55.01 FEET; THENCE SOUTH 47 DEGREES 30 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3 70.14 FEET TO THE NORTH RIGHT OF WAY OF ROSEWINKEL STREET; THENCE NORTH 87 DEGREES 09 MINUTES 59 SECONDS EAST ALONG SAID RIGHT OF WAY 108.33 FEET TO A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 315.00 FEET, A CHORD OF 285.32 FEET AND A CHORD BEARING OF NORTH 60 DEGREES 05 MINUTES 15 SECONDS EAST; THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY 296.10 FEET TO A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 385.00 FEET, A CHORD OF 82.31 FEET, AND A CHORD BEARING OF NORTH 39 DEGREES 17 MINUTES 42 SECONDS EAST; THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY 82.47 FEET; THENCE NORTH 02 DEGREES 02 MINUTES 41 SECONDS WEST 324.93 FEET; THENCE SOUTH 87 DEGREES 00 MINUTES 59 SECONDS WEST 520.01 FEET TO THE WEST RIGHT OF WAY OF ROUTE 47; THENCE SOUTH 02 DEGREES 02 MINUTES 41 SECONDS EAST ALONG SAID RIGHT OF WAY 465.06 FEET TO THE POINT OF BEGINNING.

PLAN EDITION MILESTONES	DATE	BY	DESCRIPTION
	5/20/19	BPH	ISSUE FOR REVIEW

CIVIL ENGINEERING SURVEYING

MGA

M GINGERICH GEREUX & ASSOCIATES
 Professional Design Firm License # 184.005003
 P. 815-478-9680 www.mga2a.com F. 815-478-9685
 25620 S. GOUGAR RD. | MANHATTAN, IL. 60442

DESIGN:	###
DRAWING:	###
CHECKED:	###
APPROVED:	###

GAS n WASH
 NE CORNER IL RTE 47 & WATERPARK WAY
 YORKVILLE, ILLINOIS

PRELIMINARY SITE PLAN