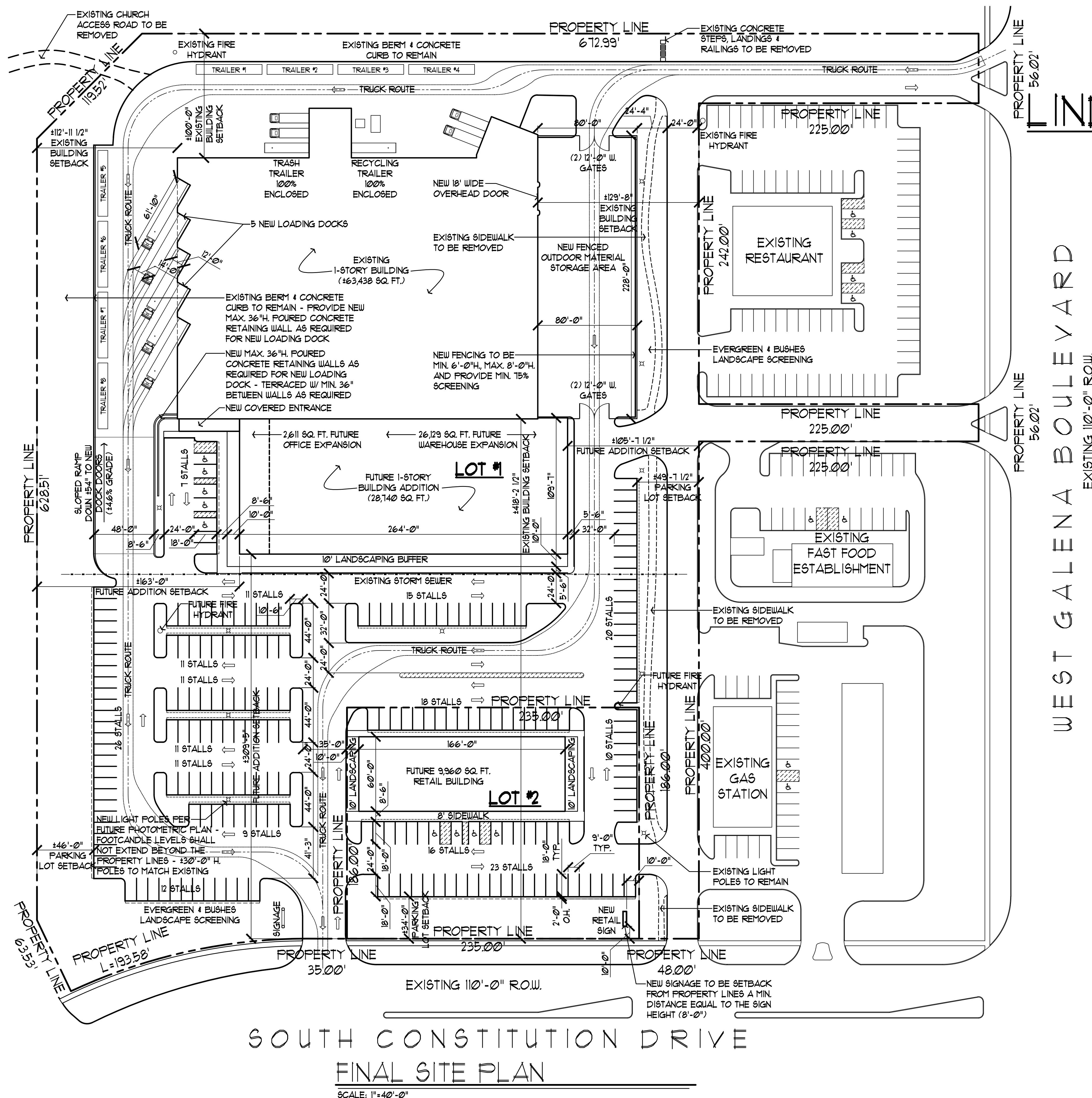
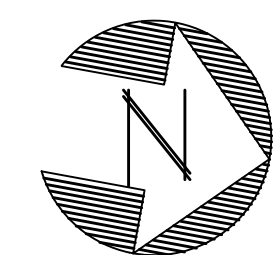
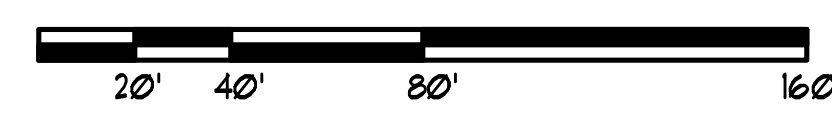




FINAL PLAN FOR LINDSAY WINDOW & DOOR SUBDIVISION LOT #1 & LOT #2

55 S. CONSTITUTION DR.
AURORA, ILLINOIS
REVISION #1
MAY 13, 2020



Development Data Table: Final Plan			
Description	Value	Unit	Description
a) Tax/Parcel Identification Number(s) (PINs): 15-19-180-004			i) Total Number of Residential Dwelling Units 0 Units
			ii. Gross Density 0.00 du/acre
			iii. Net Density 0.00 du/acre
b) Proposed land use(s): Manufacturing: multi-tenant retail			k) Number of Single Family Dwelling Units 0 Units
			l. Gross Density 0.00 du/acre
			iii. Unit Square Footage (average) 0 square feet
c) Total Property Size 412121.16 Square feet	9.461	Acres	iv. Bedroom Mix 0% 1 bdr 0% 2 bdr 0% 3 bdr 0% 4 bdr
d) Total Lot Coverage (buildings and pavement) 318318 Square feet	77%	Percent	v. Number of Single Family Corner Lots 0 Units
e) Open space / landscaping 93803 Square feet	23%	Percent	i) Number of Single Family Attached Dwelling Units 0 Units
f) Land to be dedicated to the School District 0 Acres	0	Acres	ii. Gross Density 0.00 du/acre
g) Land to be dedicated to the Park District 0 Acres	0	Acres	iii. Unit Square Footage (average) 0 square feet
h) Number of parking spaces provided (individually accessible) i. surface parking lot 227 spaces ii. enclosed 0 spaces iii. bike 0 racks			iv. Bedroom Mix 0% 1 bdr 0% 2 bdr 0% 3 bdr 0% 4 bdr
i) Number of buildings 1			m) Number of Multifamily Dwelling Units 0 Units
ii. Number of stories 1 stories			iii. Unit Square Footage (average) 0 square feet
iii. Building Square Footage (typical) 101304 square feet			iv. Bedroom Mix 0% Efficiency 40% 1 bdr 50% 2 bdr 10% 3 bdr
iv. Square Footage of retail floor area 9860 square feet			
iv. First Floor Building Square Footage (typical) 101304 square feet			

Development Data Table: Final Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-19-180-004		
b) Subdivided Area 412121.16 Square Feet	9.461	Acres
c) Proposed New Right-of-way 0 Square Feet		
d) Proposed New Easements 0 Linear Feet of Centerline		
	0.000	Acres
		Square Feet



PARKING REQUIREMENTS		
USE / BUILDING TYPE	AREA (sq. ft.)	STALLS REQUIRED
EXISTING BUILDING	63,438	
2100 BUSINESS / PROF. OFFICES	5,533	1 PER 300 = 18
2500 INDUSTRIAL / MANUFACTURING	51,280	1 PER 1000 = 51
FUTURE ADDITION	28,140	
2100 BUSINESS / PROF. OFFICES	2,611	1 PER 300 = 9
2500 INDUSTRIAL / MANUFACTURING	26,129	1 PER 1000 = 26
FUTURE BUILDING	9,360	
2254 RETAIL STRIP	9,360	1 PER 175 = 51
TOTAL STALLS REQUIRED		161 STALLS
TOTAL STALLS PROVIDED		211 STALLS

NOTES:
EXISTING BUILDING FLOOR AREA WAS REDUCED BY 625 SQ. FT. DUE TO INSET LOADING DOCKS
ALL PARKING STALLS SHOWN AT 9'-0" W. x 18'-0" D. W/ 2'-0" OVERHANG PROJECTING OVER SIDEWALK / LANDSCAPED AREAS
ALL SIDEWALKS SHOWN @ 5'-0" UNLESS NOTED OTHERWISE
9'-0" W. ACCESS AISLES SHOWN FOR ACCESSIBLE VAN PARKING
5'-0" W. ACCESS AISLES SHOWN FOR SHARED ACCESSIBLE PARKING STALLS
ALL TRUCK ROUTES SHOWN W/ MIN. 50'-0" TURNING RADIUS

FINAL SET
JULY 14, 2020

JB ARCHITECTURE GROUP, INC. - 2020

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LINDSAY WINDOW & DOOR

55 S. CONSTITUTION DRIVE
AURORA, ILLINOIS

FINAL SITE PLAN

ENGINEERING

RESOURCE ASSOCIATES

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JB ARCHITECTURE

DESIGN • BUILD

1320 NORTH ROUTE 59
SUITE 124
NAPERVILLE, ILLINOIS
630.357.8100

DATE: JUNE 24, 2020

DRAWN BY: DLA

CHECKED BY: JAB

REVISIONS:

FREELIMINARY SUBMITTAL - DLA
MARCH 15, 2020

REVISED SUBMITTAL SET - DLA
MAY 20, 2020

REVISED SUBMITTAL SET - DLA
JUNE 24, 2020

FINAL SUBMITTAL SET - DLA
JULY 14, 2020

JOB NUMBER: JB2002

25 YEARS

1993 2018

1

1 OF 4