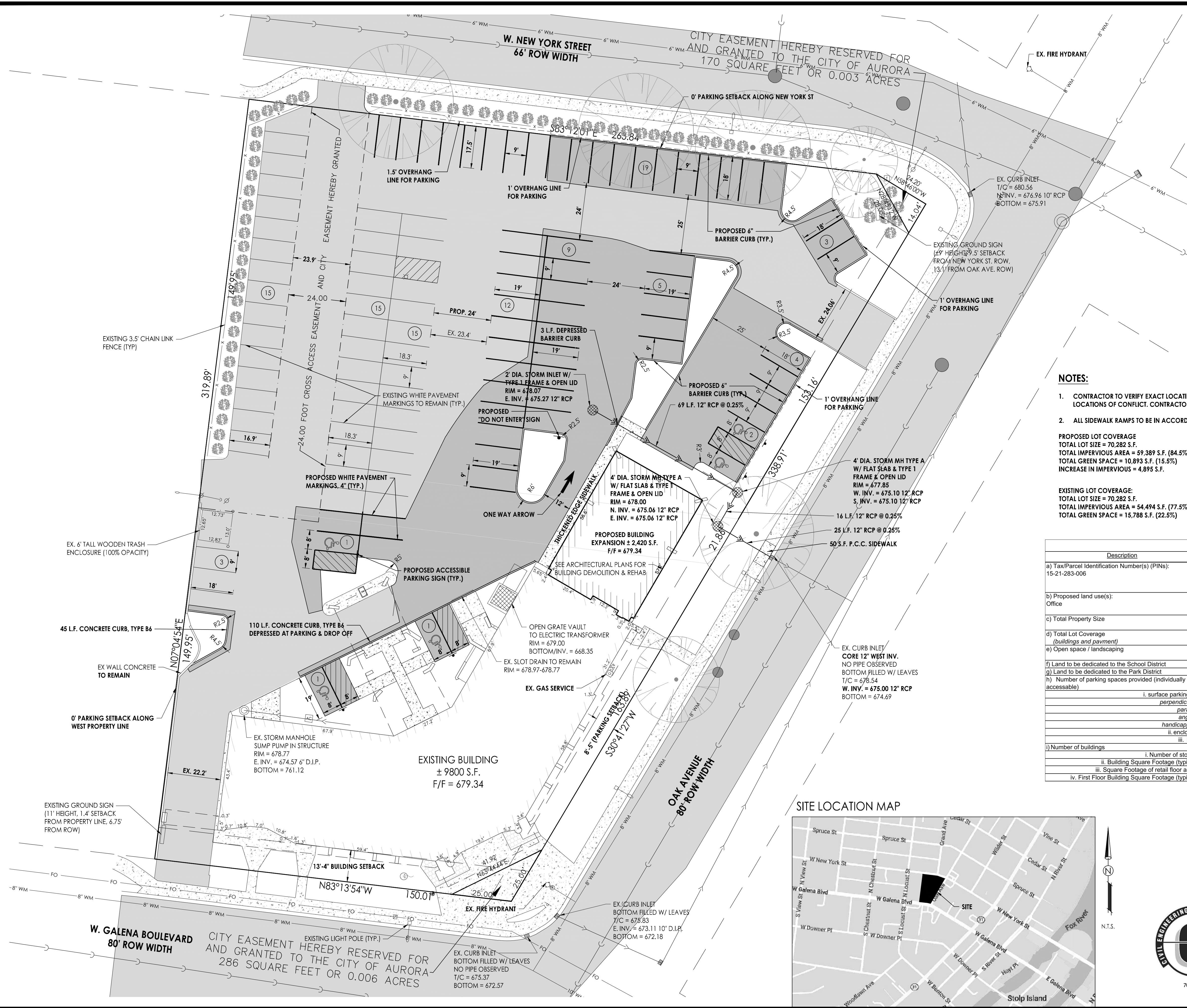
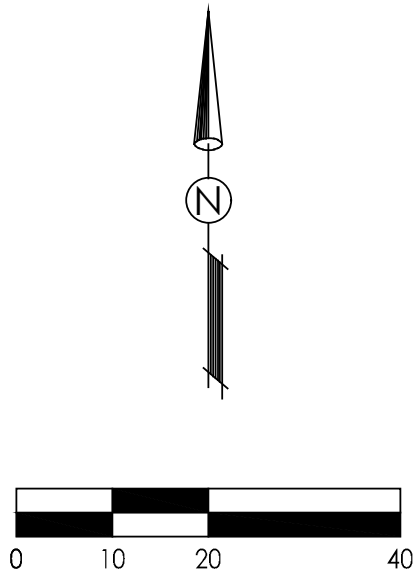




LEGEND	
	EXISTING HMA PAVEMENT
	EXISTING GRAVEL/SHOULDER
	EXISTING CONCRETE SURFACE
	PROPOSED HMA PAVEMENT
	PROPOSED HEAVY DUTY HMA PAVEMENT
	PROPOSED GRAVEL/SHOULDER
	PROPOSED PCC SIDEWALK
	EASEMENT
	NUMBER OF PARKING STALLS
	FINISHED FLOOR
	TOP OF FOUNDATION



- NOTES:**
- CONTRACTOR TO VERIFY EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AT LOCATIONS OF CONFLICT. CONTRACTOR TO NOTIFY ENGINEER WITH ANY DISCREPANCIES.
 - ALL SIDEWALK RAMPS TO BE IN ACCORDANCE WITH ADA REQUIREMENTS.

PROPOSED LOT COVERAGE
TOTAL LOT SIZE = 70,282 S.F.
TOTAL IMPERVIOUS AREA = 59,389 S.F. (84.5%)
TOTAL GREEN SPACE = 10,893 S.F. (15.5%)
INCREASE IN IMPERVIOUS = 4,895 S.F.

EXISTING LOT COVERAGE:
TOTAL LOT SIZE = 70,282 S.F.
TOTAL IMPERVIOUS AREA = 54,494 S.F. (77.5%)
TOTAL GREEN SPACE = 15,788 S.F. (22.5%)

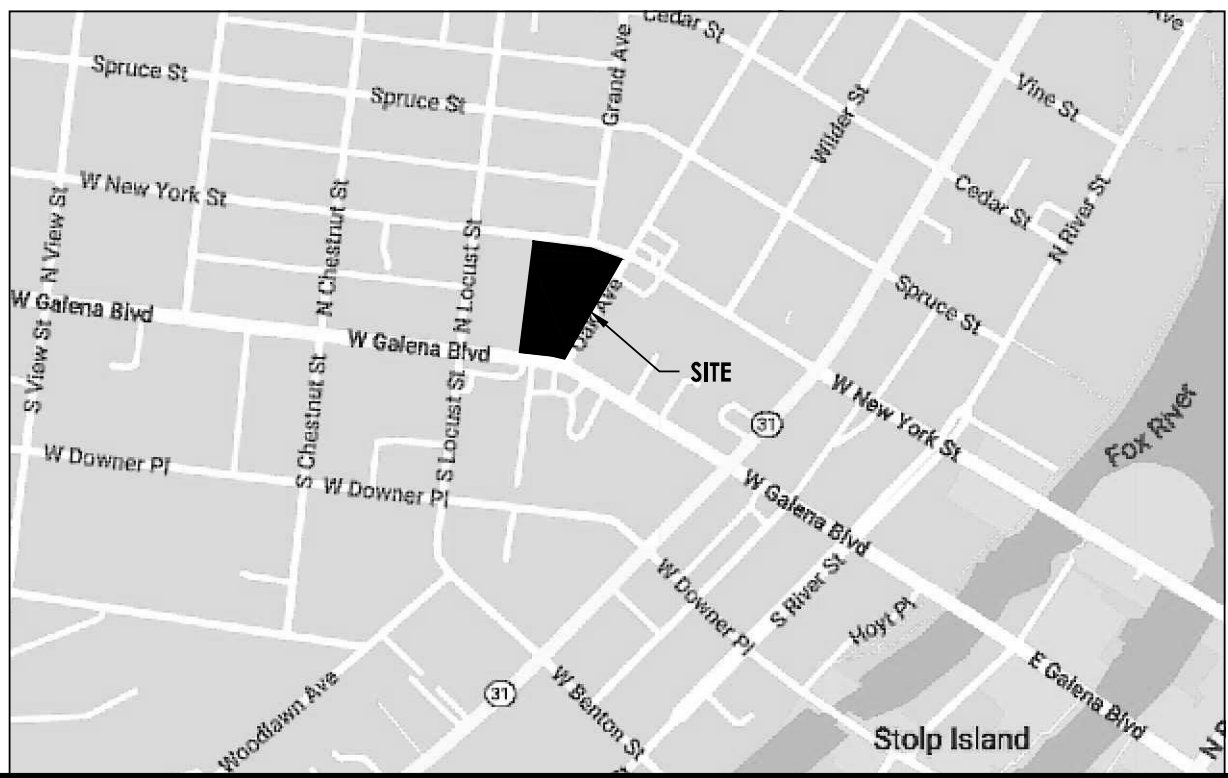
PARKING DATA	
100	STANDARD PARKING SPACES
5	ADA PARKING SPACES
105	TOTAL PARKING SPACES

SITE INFORMATION:
301 W. GALENA BLVD
AURORA, IL 60506
ZONING: B-1 BUSINESS DISTRICT - LOCAL RETAIL
PIN: 15-21-283-006

DEVELOPER:
NATHAN LADWIG
FIRST MIDWEST GROUP
6801 SPRING CREEK RD.
ROCKFORD, IL 61114
(815)-229-3000

Development Data Table: Final Plan					
Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-21-283-006			j) Total Number of Residential Dwelling Units	0	units
			i. Gross Density	0.00	du/acre
			ii. Net Density	0.00	Net Density
			k) Number of Single Family Dwelling Units	0	units
			i. Gross Density	0.00	du/acre
			ii. Net Density	0.00	Net Density
b) Proposed land use(s): Office			iii. Unit Square Footage (average)	0	square feet
			iv. Bedroom Mix	0%	% 1 bdr
c) Total Property Size	1.61345271	Acres		0%	% 2 bdr
	70282	Square feet		20%	% 3 bdr
d) Total Lot Coverage (buildings and pavement)	59389	Square feet		80%	% 4 bdr
e) Open space / landscaping	85%	Percent	v. Number of Single Family Corner Lots	0	units
	10893	Square feet	i) Number of Single Family Attached Dwelling Units	0	units
f) Land to be dedicated to the School District	15%	Percent	i. Gross Density	0.00	du/acre
g) Land to be dedicated to the Park District	0	Acres	ii. Net Density	0.00	Net Density
h) Number of parking spaces provided (individually accessible)	1		iii. Unit Square Footage (average)	0	square feet
	105	spaces		0%	% 1 bdr
i. surface parking lot	105	spaces	iv. Bedroom Mix	0%	% 2 bdr
perpendicular	100	spaces		90%	% 3 bdr
parallel	0	spaces		10%	% 4 bdr
angled	0	spaces	m) Number of Multifamily Dwelling Units	0	units
handicapped	5	spaces	i. Gross Density	0.00	du/acre
ii. enclosed	0	spaces	ii. Net Density	0.00	Net Density
iii. bike	0	racks	iii. Unit Square Footage (average)	0	square feet
j) Number of buildings	1		iv. Bedroom Mix	0%	Efficiency
i. Number of stories	2	stories		40%	% 1 bdr
ii. Building Square Footage (typical)	30000	square feet		50%	% 2 bdr
iii. Square Footage of retail floor area	0	square feet		10%	% 3 bdr
iv. First Floor Building Square Footage (typical)	12349	square feet			

SITE LOCATION MAP



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Date	Revision	By
03/22/23	REVISED PER CITY OF AURORA REVIEW	LMT
05/03/23	REVISED PER CITY OF AURORA REVIEW	JAB
Site Plan for 301 W. Galena Blvd Site Improvement Plan		
CHECKED BY: JAB DATE: 01/03/23	DRAWN BY: LMT DATE: 01/03/23	Sheet 4 of 6

