

**LEGAL DESCRIPTION**

PARCEL 1: THAT PART OF NORTH HALF OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, COMMENCING AT THE SOUTHEAST CORNER OF LOT 3 OF CONSTITUTION COMMONS OFFICE PARK RECORDED DECEMBER 23, 1983 AS DOCUMENT NUMBER 186491; THENCE SOUTH 83 DEGREES 47 MINUTES 45 SECONDS EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF GALENA BOULEVARD (100 FOOT WIDE) PER DOCUMENT RECORDED JUNE 4, 1997 AS DOCUMENT NUMBER 1000399, A DISTANCE OF 306.41 FEET FOR THE PLACE OF BEGINNING; THENCE NORTH 0 DEGREES 12 MINUTES 19 SECONDS EAST, 234.31 FEET; THENCE SOUTH 83 DEGREES 47 MINUTES 45 SECONDS EAST, 248.54 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES 19 SECONDS WEST, 238.05 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF GALENA BOULEVARD; THENCE NORTH 83 DEGREES 47 MINUTES 45 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 248.54 FEET TO THE PLACE OF BEGINNING, IN KANE COUNTY, ILLINOIS.

PARCEL 2: (SEE DETAIL BELOW ON THIS PAGE)

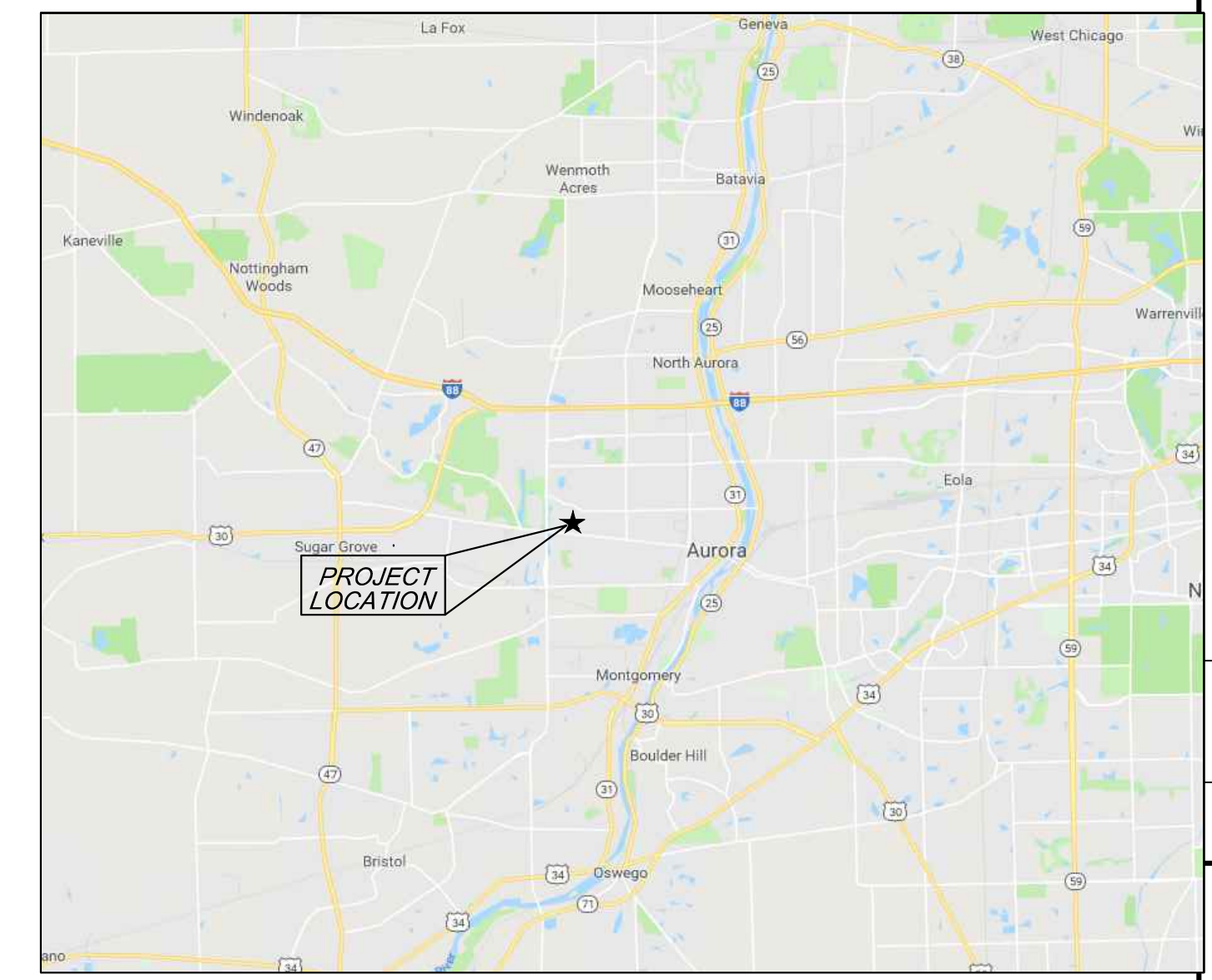
NON-EXCLUSIVE, PERPETUAL EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS DISCLOSED IN THE AGREEMENT OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MARCH 13, 2009 AS DOCUMENT NUMBER 2009020904 MADE BY AND BETWEEN ARNOLD LIES COMPANY, AN ILLINOIS CORPORATION, AND GALENA AURORA PARTNERS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.

PARCEL 3: NON-EXCLUSIVE EASEMENT FOR [ ] FOR THE BENEFIT OF PARCEL 1 AS DISCLOSED IN THE [ ] MADE BY [ ] RECORDED [ ] AS DOCUMENT NUMBER [ ]

# FINAL PLAN FOR WEST AURORA PLAZA RESUBDIVISION LOT 2

**DEVELOPER**  
**McDonald's USA, LLC**  
 711 Jorie Boulevard, Third Floor  
 Oak Brook, Illinois 60523  
 630 750 4371  
 Contact: Al Daniels

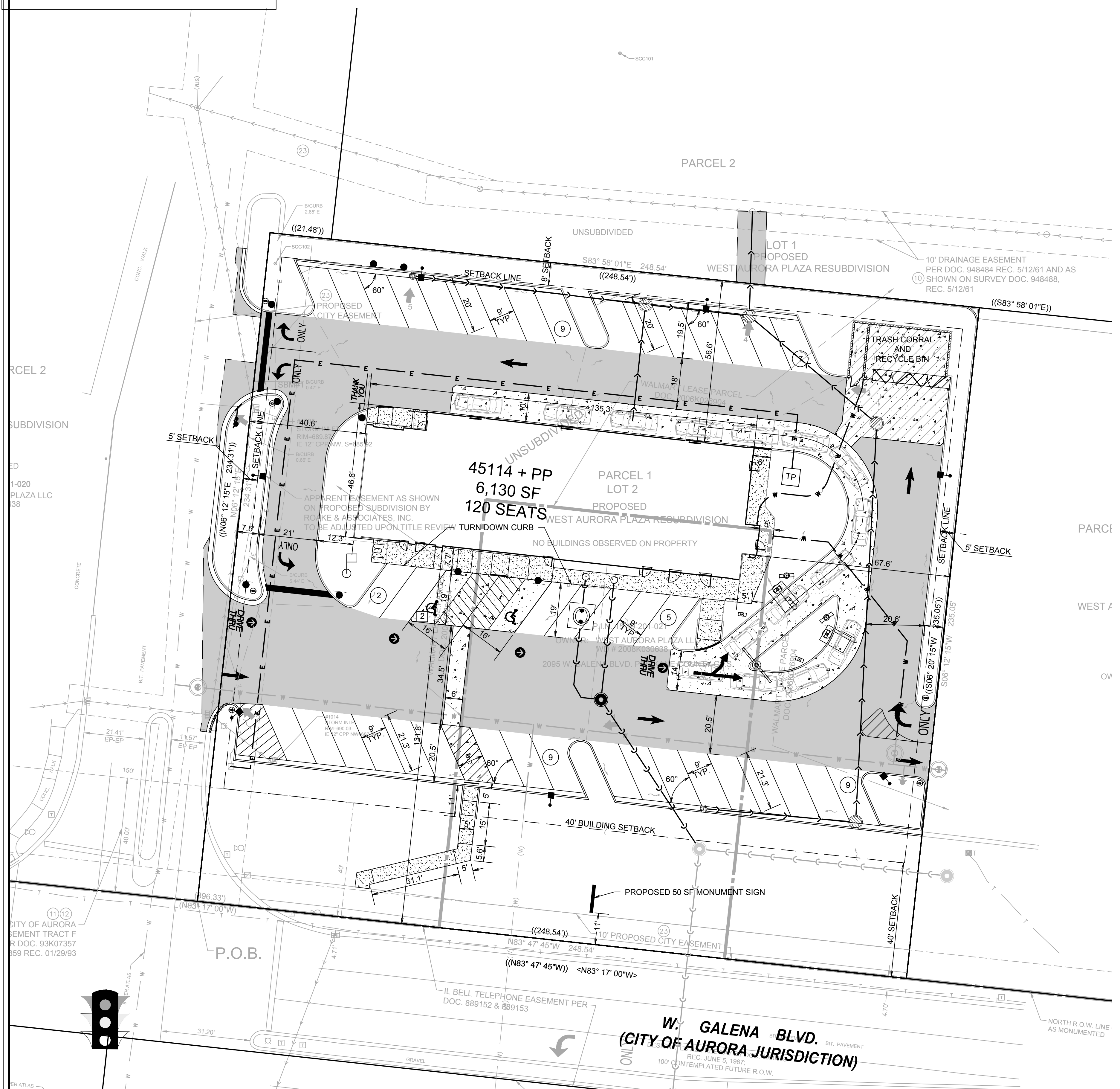
**ENGINEER**  
**V3 Companies**  
 7325 Janes Avenue  
 Woodridge, Illinois 60517  
 630 724 9200  
 Project Manager: Andrew Utan, P.E., LEED AP  
 Project Engineer: Dustin Priebe, P.E.



REV	DATE	DESCRIPTION
2	08-15-18	REVISED PER CITY COMMENTS
1	07-26-18	REVISED PER CITY COMMENTS

V3 Companies  
 7325 Janes Avenue  
 Woodridge, IL 60517  
 630.724.9200 phone  
 630.724.9202 fax  
 www.v3co.com

**McDonald's USA, LLC**  
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**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
		COMBINED SEWER
		WATER MAIN
		UNDERGROUND FIBER OPTIC
		UNDERGROUND ELECTRIC
		UNDERGROUND TELEPHONE
		OVERHEAD ELECTRIC
		OVERHEAD TELEPHONE
		OVERHEAD WIRE
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
		LIGHT STANDARD
		OVERHEAD UTILITY POLE

**GRAPHIC SCALE**  
 1" = 20'

**Development Data Table: Final Plan**

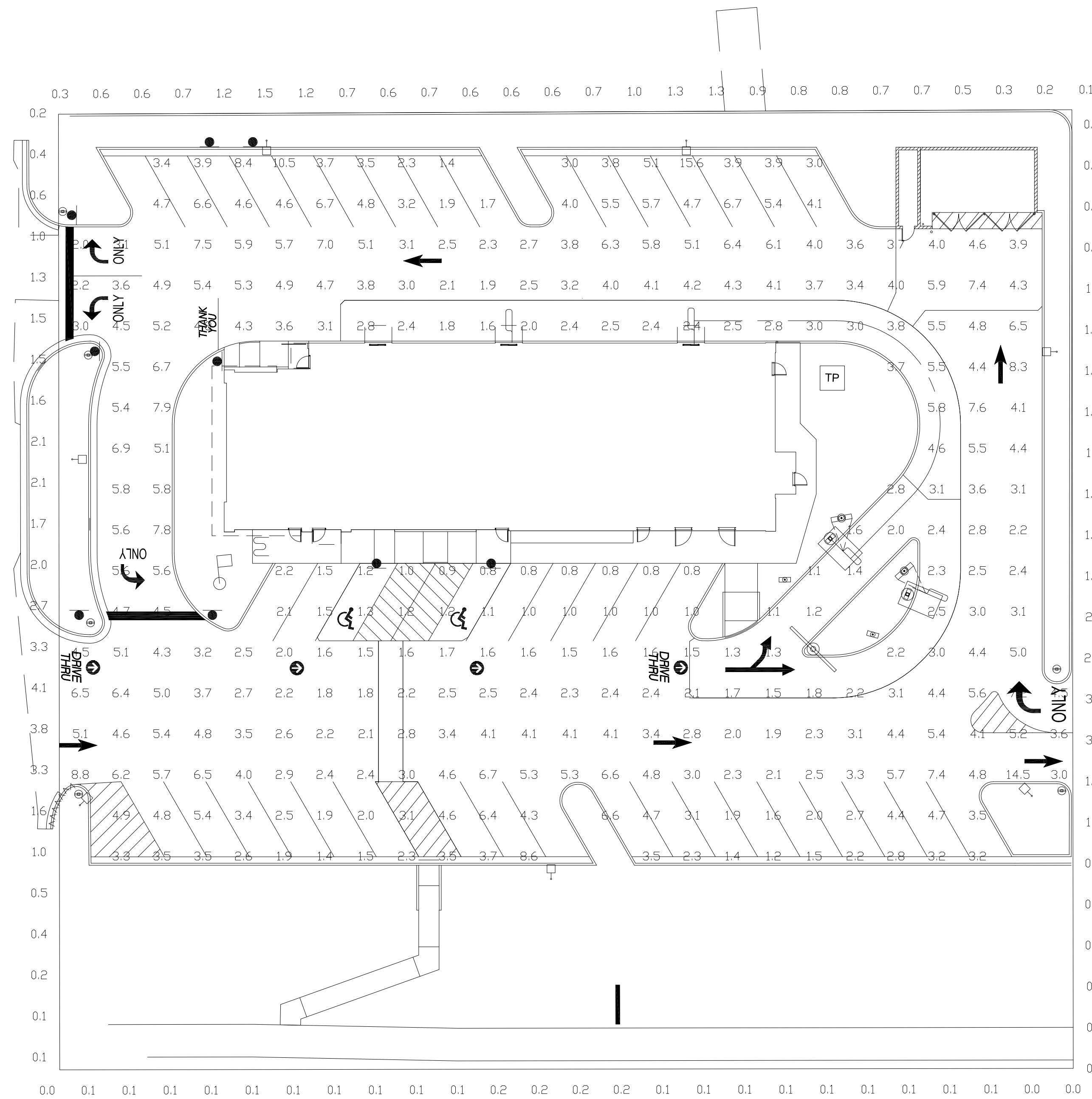
Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-19-201-021			j) Total Number of Residential Dwelling Units	0	units
			i. Gross Density	0.00	du/acre
			ii. Net Density	0.00	Net Density
b) Proposed land use(s): Commercial			k) Number of Single Family Dwelling Units	0	units
			i. Gross Density	0.00	du/acre
			ii. Net Density	0.00	Net Density
			iii. Unit Square Footage (average)	0	square feet
c) Total Property Size	1.33900367	Acres	iv. Bedroom Mix	0%	% 1 bdr
	58327	Square feet		0%	% 2 bdr
d) Total Lot Coverage (buildings and pavement)	38827	Square feet		20%	% 3 bdr
	67%	Percent		80%	% 4 bdr
e) Open space / landscaping	19500	Square feet	v. Number of Single Family Corner Lots	0	units
	33%	Percent	vi. Number of Single Family Attached Dwelling Units	0	units
f) Land to be dedicated to the School District	0	Acres	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)			iii. Unit Square Footage (average)	0	square feet
	43	spaces	iv. Bedroom Mix	0%	% 1 bdr
i. surface parking lot	43	spaces		90%	% 2 bdr
perpendicular	0	spaces		10%	% 3 bdr
parallel	0	spaces		0%	% 4 bdr
angled	41	spaces	m) Number of Multifamily Dwelling Units	0	units
handicapped	2	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
i) Number of buildings	1		iv. Bedroom Mix	0%	Efficiency
i. Number of stories	1	stories		40%	% 1 bdr
ii. Building Square Footage (typical)	6130	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)	6130	square feet			

DRAWN BY: BUD  
 STD ISSUE DATE: 05-31-18  
 REVIEWED BY: AMU  
 DATE ISSUED: 05-31-18

TITLE: FINAL PLAN FOR WEST AURORA PLAZA RESUBDIVISION LOT 2  
 DESCRIPTION: MCDONALD'S - AURORA, IL  
 SHEET NO: 012-2695  
 SITE ADDRESS: 2095 W. GALENA BOULEVARD  
 012-2695

**C-3.1**

- NOTES:
1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
  2. THE CONTRIBUTION OF THE SOFFIT / BUILDING LIGHTING IS NOT REFLECTED ON THE DRAWING UNLESS SOFFIT / BUILDING LIGHTING IS SPECIFIED IN THE FIXTURE SCHEDULE BELOW.
  3. DISTANCE BETWEEN READINGS 10'
  4. FINAL ADJUSTMENTS TO AIMING ANGLE/DIRECTION OF FIXTURES MAY BE REQUIRED TO ELIMINATE LIGHT TRESPASS OR GLARE INTO ADJOINING PROPERTIES OR ROADWAYS.



PAVED SURFACE READINGS

Average	3.7
Maximum	15.6
Minimum	0.8
Avg:Min	4.61
Max:Min	19.50

PROPERTY LINE READINGS

Average	0.9
Maximum	4.1
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A

\*\* - SPECIFY COLOR

FIXTURE TYPE:	SYMBOL	FIXTURE QUANTITY	CONFIG	QUANTITY	TENON TOP FITTERS	QUANTITY	EPA	MOUNTING HEIGHT	LLF	POLE TYPE:	QUANTITY	WIND LOAD	ALLOWED EPA
VP-L-96NB-280-5k-T4-UNV-RA-**-**	+	7	SGL	7	TTFVIPER	7	1.00	21'	0.87	SES-18-40-1-GL-TA-**-** (4')	7	90mph	7.2

\* PROJECT WIND LOAD CRITERIA BASED ON:  
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)  
50 YEAR MEAN RECURRENCE INTERVAL

THIS DRAWING MEETS OR EXCEEDS MCDONALD'S CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4 FOOTCANDLE AVERAGE, UNLESS SUPERSEDED BY OTHER REQUIREMENTS.

THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO BE TITLE 24 COMPLIANT OR MEET OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO VARIATION IN ELECTRICAL, VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES

NOTES:			
SCALE	1" = 20'-0"	DATE	8/13/18
DRAWN BY	MW	NEXT ASSEMBLY	
CHECKED BY		REF. DRGWS.	
APPROVED BY			
APPROVED BY		FINISH	
APPROVED BY			
SHOP ORDER		MATERIAL	
PROJECT NO.			



2100 Golf Road, Suite 400, Rolling Meadows, IL 60008  
312.544.4848

POINT-BY-POINT FOOTCANDLE PLOT FOR  
- MCDONALD'S -  
2095 W GALINA BLVD  
AURORA, IL

DRAWING NUMBER  
1PCP39366A