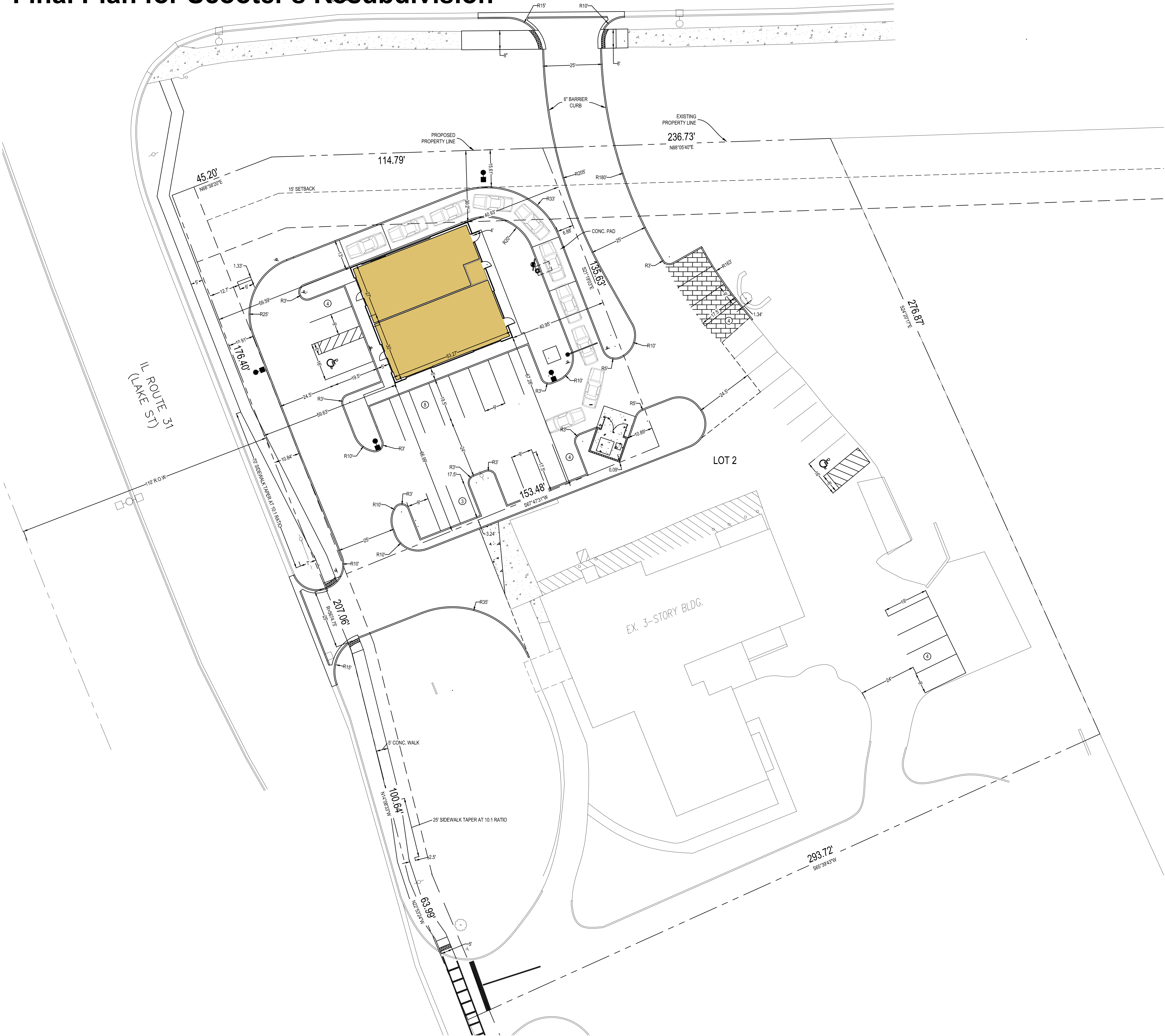


Final Plan for Scooter's Resubdivision



SITE ANALYSIS

SEC LAKE ST & SULLIVAN RD AURORA, IL 60506	
PROPOSED USE:	DRIVE-THRU RESTAURANT, RETAIL
EXISTING ZONING:	B-2 BUSINESS DISTRICT GENERAL RETAIL
REQUIRED ZONING:	MATCH EXISTING
EX. PARCEL AREA:	92,057 SF (2.11 AC)
PR. LOT 1 AREA:	24,875 SF (0.57 AC)
PR. LOT 2 AREA:	67,182 SF (1.54 AC)
PR. BUILDING AREA:	2,791 SF (0.06 AC)

LEGEND

PROPOSED CURB & GUTTER	
EXISTING CURB & GUTTER	
PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
CONCRETE PAD	
FULL DEPTH ASPHALT PAVEMENT	
MILLING OVERLAY	
TRUNCATED DOMES	
PERMEABLE PAVERS	
LIGHT POLE	

PARKING

PARKING REQUIRED:	16 = 1 SPACE x 2,791 GFA (STRIP RETAIL: 175 SF GFA)	(STRIP RETAIL: 1 SPACE PER 175 GFA)
PARKING PROVIDED:	19 = 18 STANDARD + 1 ADA	
EX. BLDG PARK. REMOVED:	10	
EX. BLDG PARK. REPLACED:	8	
SHARED ONSITE PARKING:	3	
STALL SIZE REQUIRED:	9' X 19' (STANDARD), 9' X 17' (2' CURB OVERHANG), 16' X 19' (ADA)	
STALL SIZE PROVIDED:	9' X 19' (STANDARD), 9' X 17' (2' CURB OVERHANG), 16' X 19' (ADA)	
DRIVE AISLE MINIMUM:	24' (TWO WAY), 18' (ONE WAY, 60')	
DRIVE AISLE PROVIDED:	24' (TWO WAY)	
STACKING REQ'D:	5 SPACES PER WINDOW/ORDERING STATION, 9' x 19'	
STACKING PROVIDED:	10 SPACES, 12' x 19'	

SITE IMPERVIOUS

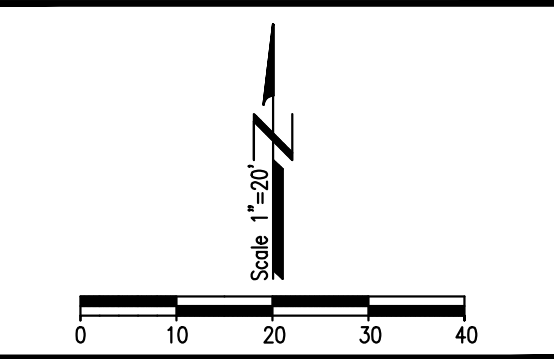
EXISTING IMPERVIOUS AREA:	3,570 SF (0.08 AC)
PROPOSED IMPERVIOUS AREA:	15,982 SF (0.37 AC)
NET NEW IMPERVIOUS AREA:	12,412 SF (0.29 AC)

SETBACKS

	FRONT YARD (RTE 31)	REAR YARD	EXT. SIDE YARD (SULLIVAN RD)	INTERIOR SIDE YARD	EXTERIOR REAR YARD
REQ'D BLDG. SETBACK	10'	8'	15'	0'	15'
PROP. BLDG. SETBACK	59.59'	N/A	30.20'	40.93'	N/A

SITE NOTES

- ALL DIMENSIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE BACK OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION.
- SEE DETAILS FOR BITUMINOUS AND CONCRETE PAVEMENT SECTIONS.
- CONTRACTOR SHALL COMPARE ARCHITECTURAL AND ENGINEERING PLANS FOR INTERFACE COMPATIBILITY.
- ALL CURB AND GUTTER SHALL BE B6 BARRIER CURB UNLESS OTHERWISE NOTED ON PLANS
- THREE (3) DRILLED AND GROUTED NO. 5 REINFORCING BARS OR EXPANSION TIE ANCHORS, 5/8" IN DIAMETER, SHALL BE USED TO TIE THE NEW CURB AND GUTTER TO THE EXISTING CURB AND GUTTER ON EACH SIDE.



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CLIENT:

CONSULTING ARCHITECT:

GENERAL CONTRACTOR:

New Construction:
Final Plan for Scooter's Resubdivision
SEC Lake St & Sullivan Rd
Aurora, IL

PROJECT NUMBER: 24122
DRAWN BY: TR REVIEWED BY: MTE
SHEET TITLE:
SITE PLAN
SHEET NO.
C1.1