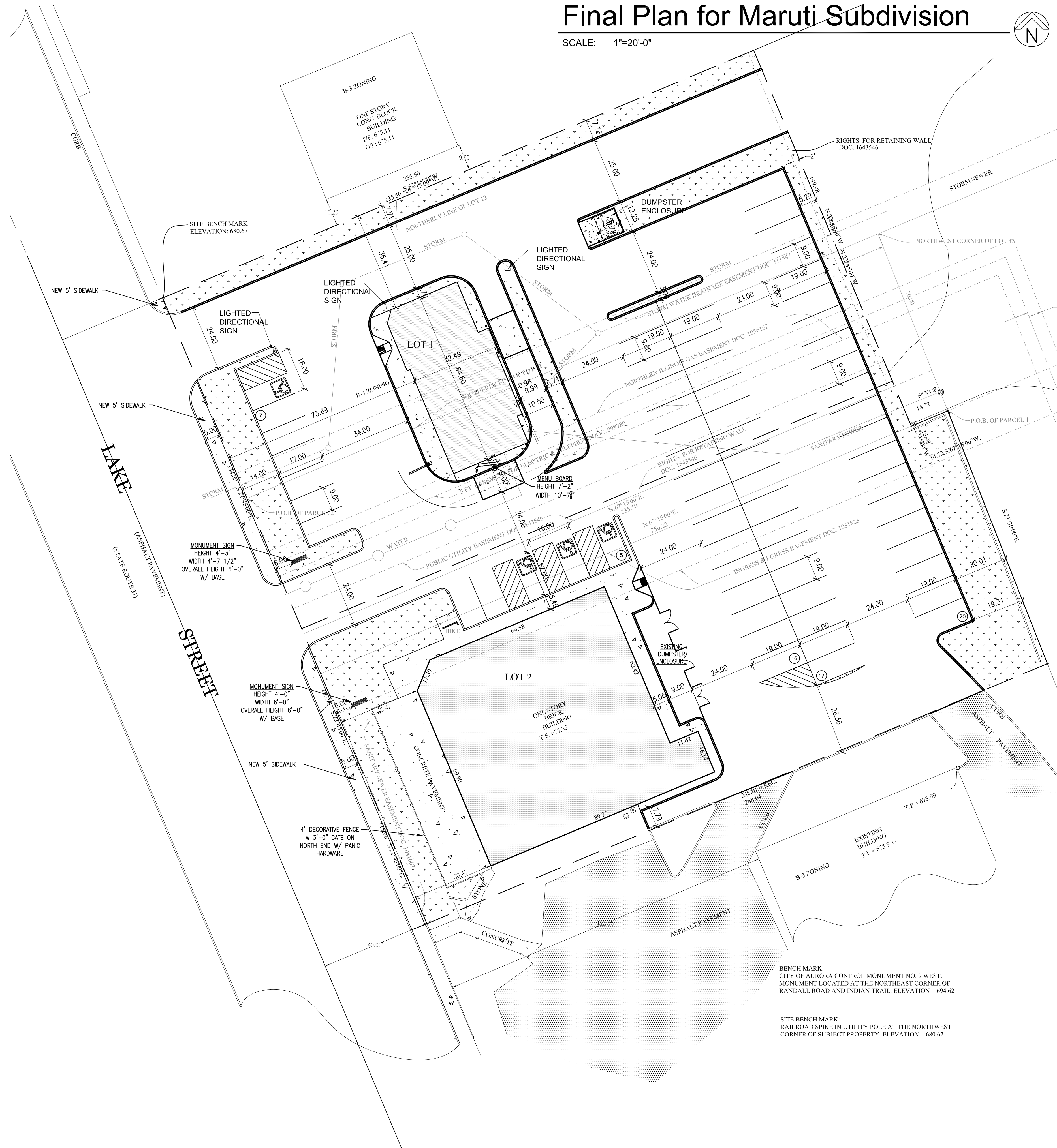


# Final Plan for Maruti Subdivision

SCALE: 1"=20'-0"



LEGAL DESCRIPTION

PARCEL 1:

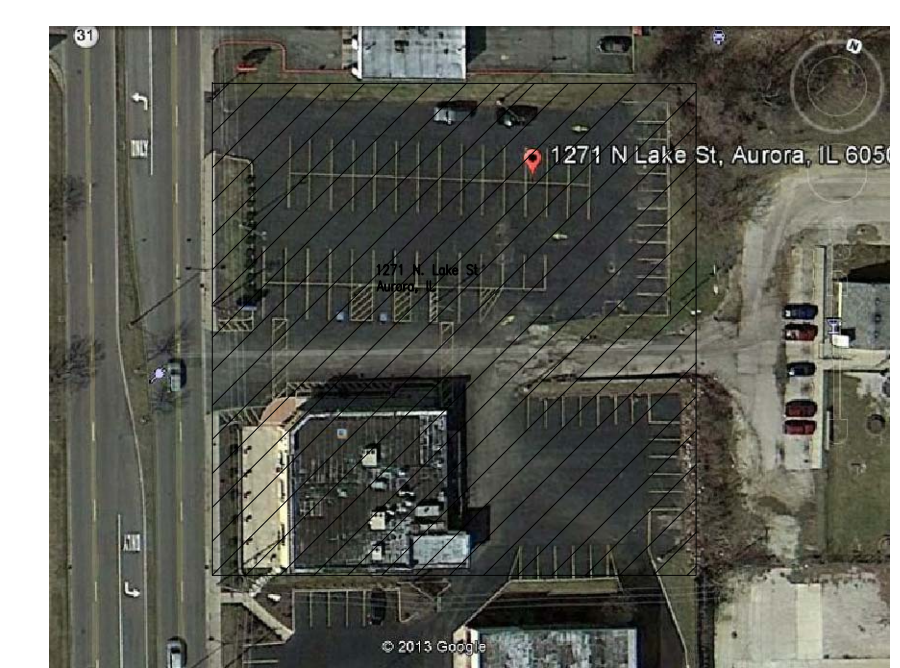
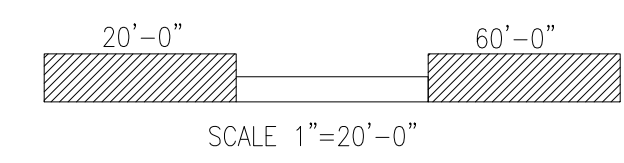
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 13 IN BLOCK 2 OF THE GEORGE ACRES'S THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 13, 70 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE 100 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE SOUTHERLY LINE OF LOT 12 IN SAID BLOCK 2, 248.01 FEET TO A LINE DRAWN PARALLEL WITH AND 40 FEET EASTERLY OF (MEASURED AT RIGHT ANGLES THERETO) THE CENTER LINE OF ILLINOIS ROUTE 31; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE 100 FEET TO A LINE DRAWN SOUTHWESTERLY, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 12, FROM THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 2: 15-10-352-044

THAT PART OF LOT 12 IN BLOCK 2 OF THE GEORGE ACRES AND PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 12 WITH THE EASTERLY LINE OF NORTH LAKE STREET, SAID EASTERLY LINE BEING 40 FEET NORMALLY DISTANT FROM THE CENTER LINE OF SAID NORTH LAKE STREET; THENCE SOUTH 22 DEGREES, 45 MINUTES, 0 SECONDS EAST ALONG SAID EASTERLY LINE 54 FEET; THENCE NORTH 67 DEGREES, 15 MINUTES, 0 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 12, 235.50 FEET; THENCE NORTH 22 DEGREES, 45 MINUTES, 0 SECONDS WEST PARALLEL WITH THE CENTER LINE OF SAID NORTH LAKE STREET 134 FEET TO THE NORTHERLY LINE OF SAID LOT 12; THENCE SOUTH 67 DEGREES, 15 MINUTES, 0 SECONDS WEST ALONG SAID NORTHERLY LINE TO SAID EASTERLY LINE OF NORTH LAKE STREET; THENCE SOUTH 22 DEGREES, 45 MINUTES, 0 SECONDS EAST ALONG SAID EASTERLY LINE 80 FEET TO THE POINT OF BEGINNING; IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

- DRAWING INDEX:**
- SP-1 - FINAL PLAN
  - L1.0 - LANDSCAPE PLAN
  - L1.1 - LANDSCAPE DETAILS
  - PH-1 - PHOTOMETRIC
  - PH-2 - LIGHTING DETAILS
  - A-5 - BUILDING AND SIGNAGE ELEVATIONS
  - AS.1 - SITE DETAILS

- SYMBOLS LEGEND**
- CONCRETE
  - LANDSCAPING
  - SANITARY SEWER
  - STORM SEWER
  - WATER



Development Data Table: Final Plan

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-10-352-039 and 15-10-352-044			j) Total Number of Residential Dwelling Units	0	units
b) Proposed land use(s): Lot 1 - Drive-thru Restaurant; Lot 2 - Restaurant			i. Gross Density	0.00	du/acre
c) Total Property Size	1,383	Acres	ii. Net Density	0.00	Net Density
d) Total Lot Coverage (buildings and pavement)	60,228	Square Feet	k) Number of Single Family Dwelling Units	0	units
e) Open space / landscaping	48,744	Square Feet	i. Gross Density	0.00	du/acre
f) Land to be dedicated to the School District	81%	Percent	ii. Net Density	0.00	Net Density
g) Land to be dedicated to the Park District	11,484	Square Feet	iii. Unit Square Footage (average)	-	square feet
h) Number of parking spaces provided (individually accessible)	19%	Percent	iv. Bedroom Mix	0%	% 1 bdr
i. surface parking lot	65	spaces	0%	0%	% 2 bdr
perpendicular	65	spaces	0%	0%	% 3 bdr
parallel	0	spaces	0%	0%	% 4 bdr
angled	0	spaces	0	0	units
handicapped	4	spaces	l) Number of Single Family Attached Dwelling Units	0	units
ii. enclosed	0	spaces	i. Gross Density	0.00	du/acre
iii. bike	1	racks	ii. Net Density	0.00	Net Density
i) Number of buildings	2		iii. Unit Square Footage (average)	-	square feet
i. Number of stories	1	stories	iv. Bedroom Mix	0%	Efficiency
ii. Building Square Footage (typical)	8,290	square feet	0%	0%	% 1 bdr
iii. Square Footage of retail floor area	0	square feet	0%	0%	% 2 bdr
iv. First Floor Building Square Footage (typical)	8,290	Linear Footage	0%	0%	% 3 bdr
			m) Number of Multifamily Dwelling Units	0	units
			i. Gross Density	0.00	du/acre
			ii. Net Density	0.00	Net Density
			iii. Unit Square Footage (average)	-	square feet
			iv. Bedroom Mix	0%	Efficiency
			0%	0%	% 1 bdr
			0%	0%	% 2 bdr
			0%	0%	% 3 bdr

BENCH MARK:  
CITY OF AURORA CONTROL MONUMENT NO. 9 WEST.  
MONUMENT LOCATED AT THE NORTHEAST CORNER OF  
RANDALL ROAD AND INDIAN TRAIL. ELEVATION = 694.62

SITE BENCH MARK:  
RAILROAD SPIKE IN UTILITY POLE AT THE NORTHWEST  
CORNER OF SUBJECT PROPERTY. ELEVATION = 680.67



769 Heartland Drive, Unit A  
Sugar Grove, Illinois 60554  
Phone: 630-466-8740  
Fax: 630-466-8760

E-mail: thadgleason@gleasonarchitects.com

ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
1 PLANNING COMMENTS	08/06/15
2 PLANNING COMMENTS	09/10/15
3 PLANNING COMMENTS	11/13/15

PROJECT: Dunkin Donuts / Baskin Robbins  
1271 North Lake Street  
Aurora, IL

OWNER:  
KAMELISH DESAI 2112 W. GALENA BLVD. AURORA, IL 60502  
DARTMISH PATEL 2112 W. GALENA BLVD. AURORA, IL 60502  
SANDIP PATEL 2112 W. GALENA BLVD. AURORA, IL 60502

PETITIONER:  
JAY MAURITIUS CORPORATION  
2112 W. GALENA BLVD  
AURORA, IL 60502

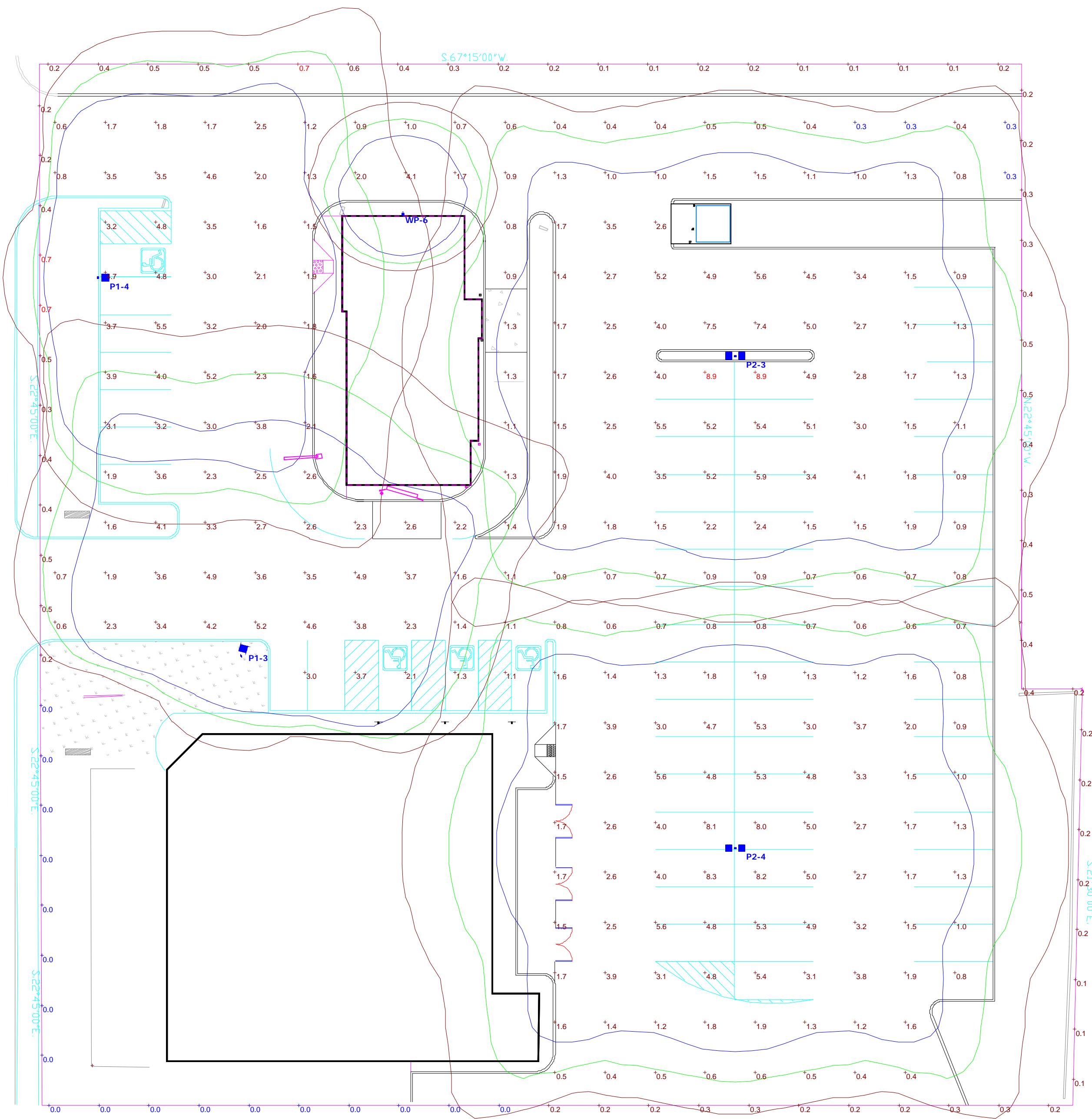
JOB NO. 13-044  
DATE 05/19/15  
FILE 01-A1  
PLOT SCALE: 1"

OWNER APPROVAL

Signature \_\_\_\_\_  
Date \_\_\_\_\_

SHEET TITLE  
FINAL PLAN FOR  
MARUTI SUBDIVISION

SHEET NUMBER  
SP-1



**Plan View**  
Scale - 1" = 20'

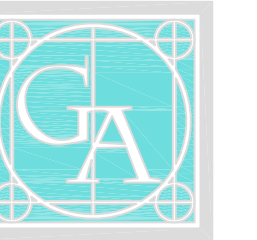
Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Parking Lot Light Levels	+	2.5 fc	8.9 fc	0.3 fc	29.7:1	8.3:1	0.3:1
Property Line Light Levels	+	0.2 fc	0.7 fc	0.0 fc	N/A	N/A	0.3:1

Luminaire Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	P1	2	CREE	OSQ-A-XX-4ME-S-40K-UL w/OSQ-BLSLF	Single CREE OSQ Series LED Area Unit w/Type 4 Distribution (23ft. Mounting Height) Back Light Shield	446w of LED	1	18154.68	1	223
	P2	2	CREE	OSQ-A-XX-4ME-S-40K-UL w/OSQ-BLSLF	Double CREE OSQ Series LED Area Unit w/Type 4 Distribution (23ft. Mounting Height) Back Light Shield	446w of LED	1	18154.68	1	446
	WP	1	LUMARK	XTOR3A	Lumark Crosstour Series 30w LED Wallpack Unit (12ft. Mounting Height)	30w of LED	1	2617.89	1	29.6

Designer  
Adam Carrier  
Date  
8/12/15  
Scale  
Not to Scale  
Drawing No.  
Summary

# LIGHTING SPECS

SCALE: NTS



**GLEASON ARCHITECTS, P.C.**

769 Heartland Drive, Unit A  
Sugar Grove, Illinois 60554  
Phone: 630-466-8740  
Fax: 630-466-8760

E-mail: [lhaddgleason@gleasonarchitects.com](mailto:lhaddgleason@gleasonarchitects.com)

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ISSUED DATE

FOR APPROVAL  
FOR PERMIT  
FOR BID  
FOR CONST.

REVISIONS DATE

1 PLANNING COMMENTS/08/15  
2 PLANNING COMMENTS/09/10/15  
3

PROJECT: **Dunkin Donuts / Baskin Robbins**  
1271 North Lake Street  
Aurora, IL

OWNER: KAMELISH DESAI 2112 W. GALENA BLVD. AURORA, IL 60502  
DHARTISH PATEL 2112 W. GALENA BLVD. AURORA, IL 60502  
SANDIP PATEL 2112 W. GALENA BLVD. AURORA, IL 60502

CLIENT: Jay Manti #3 Corporation  
2112 W. Galena Blvd  
Aurora, IL 60502

PETITIONER: JAY MAINTI #3 CORPORATION  
2112 W. GALENA BLVD  
AURORA, IL 60502

JOB NO. 13-044  
DATE 05/19/15  
FILE 01-A1  
PLOT SCALE: 1"

OWNER APPROVAL

Signature \_\_\_\_\_  
Date \_\_\_\_\_

SHEET TITLE  
PHOTOMETRIC

SHEET NUMBER  
PH-2

### SQUARE STRAIGHT STEEL POLES

#### Specifications

**SEP SERIES**

- Square straight steel shaft
- One-piece construction
- 2 1/4" OD arms, or factory drilled side mount
- Ground lug standard (1/4" x 1.8 brass)
- Steel base plate
- Two-piece base cover
- Four L-shaped 1/4" galvanized anchor bolts with nuts and washers, stainless steel
- Finish: in weatherproof powder-coat paint
- Coated hand hole standard

**ORDERING INFORMATION**

Order Code	Height	Arm Length	Arm Dia	Weight	Material	Finish	Notes
SSP-112-0000	12	12	1.31	2.7	4"	Black	Standard
SSP-112-0000	12	12	1.31	2.7	4"	White	Standard
SSP-112-0000	12	12	1.31	2.7	4"	Black	Coated
SSP-112-0000	12	12	1.31	2.7	4"	White	Coated

**CATALOG LOGIC**

SEP	JDK	JDK	J	X	X	JDK	JDK
SEP	SEP	JDK	JDK	J	X	X	JDK

**PERFORMANCE DESIGNED LIGHTING PRODUCTS**

### STR-LWY-3M-AA-IP-02-06

LEDway™ P50 Street Light • Type II Medium • Adjustable Arm Mount • 20-80 LUMENS

**Product Description**  
Lighting fixture is all aluminum construction. Backward luminaires utilize luminaire lens for glare control. We offer for all sizes 20-80 lumens. Adjustable mounting arm is coated (in case aluminum) and mounts to a 2" diameter in 2 1/4" diameter hole. Two sets of feet raised to erect level installation when desired.

**Performance Summary**

Light Output (lm) 20-80  
Beam Angle (deg) 120  
Mounting Height (ft) 20-80  
Power (W) 10-40  
Voltage (V) 120-277  
Temp (°C) -40 to 125  
Life (hrs) 50,000

**Accessories**

LEDway™ P50 Street Light • Type II Medium • Adjustable Arm Mount • 20-80 LUMENS

**Ordering Information**

Order Code	Height	Arm Length	Arm Dia	Weight	Material	Finish	Notes
STR-LWY-3M-AA-IP-02-06	30	30	1.31	2.7	4"	Black	Standard

### LUMARK™

**XTOR CROSSTOUR LED**

**Specifications**

Order Code	Height	Arm Length	Arm Dia	Weight	Material	Finish	Notes
XTOR-001	12	12	1.31	2.7	4"	Black	Standard

**XTOR CROSSTOUR LED**

XTOR CROSSTOUR LED is a revolutionary street lighting fixture that offers superior performance and energy efficiency. It features a custom aluminum housing, a high-efficiency LED chip, and a precision-machined lens. The fixture is designed for easy installation and maintenance. It is available in multiple finishes and mounting options to suit your needs.

### PROGRESS LIGHTING

**XTOR CROSSTOUR LED**

**Specifications**

Order Code	Height	Arm Length	Arm Dia	Weight	Material	Finish	Notes
XTOR-001	12	12	1.31	2.7	4"	Black	Standard

**XTOR CROSSTOUR LED**

XTOR CROSSTOUR LED is a revolutionary street lighting fixture that offers superior performance and energy efficiency. It features a custom aluminum housing, a high-efficiency LED chip, and a precision-machined lens. The fixture is designed for easy installation and maintenance. It is available in multiple finishes and mounting options to suit your needs.

JOB NO. 13-044  
DATE 05/19/15  
FILE 01-A1  
PLOT SCALE: 1"

OWNER APPROVAL

Signature \_\_\_\_\_  
Date \_\_\_\_\_

SHEET TITLE  
PHOTOMETRIC

SHEET NUMBER  
PH-2