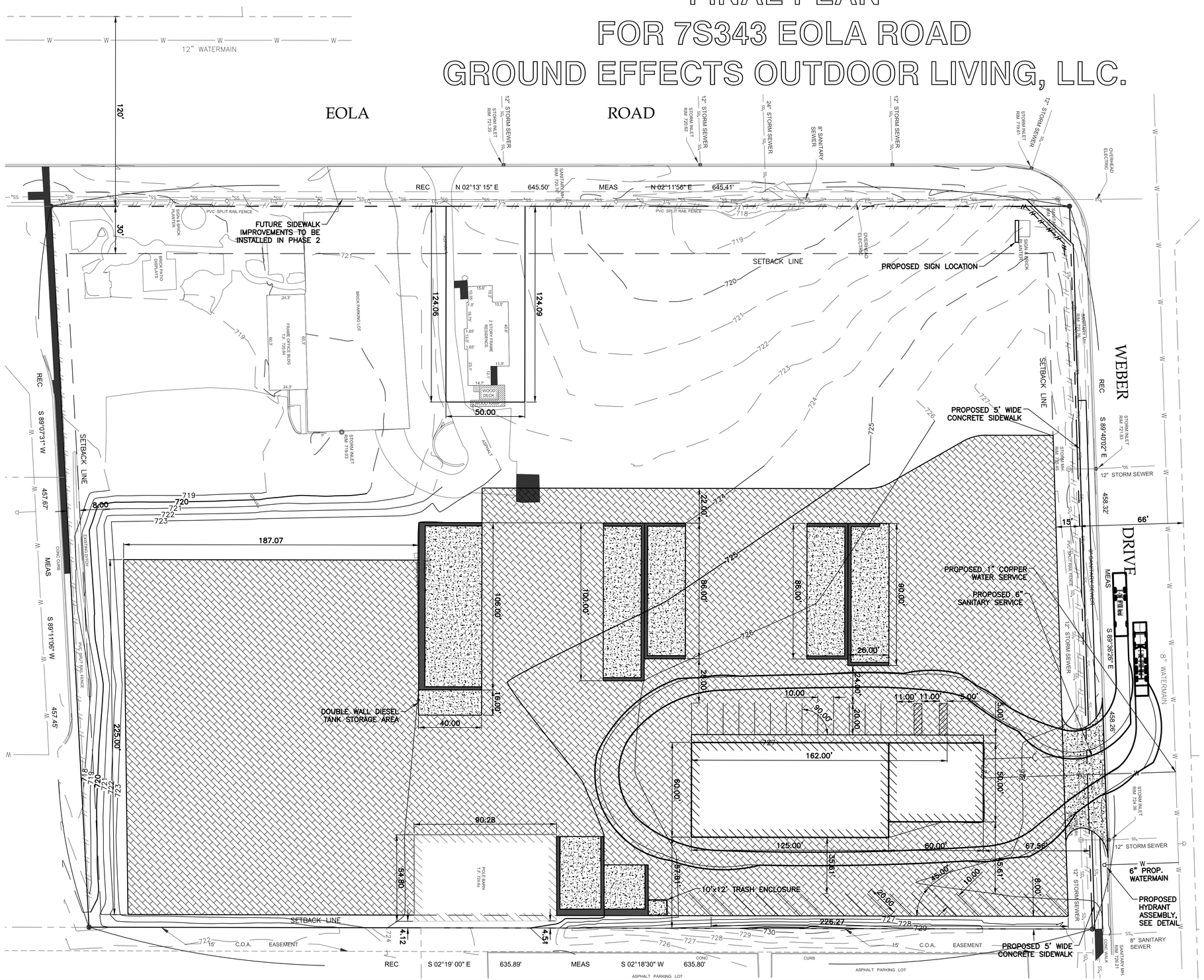
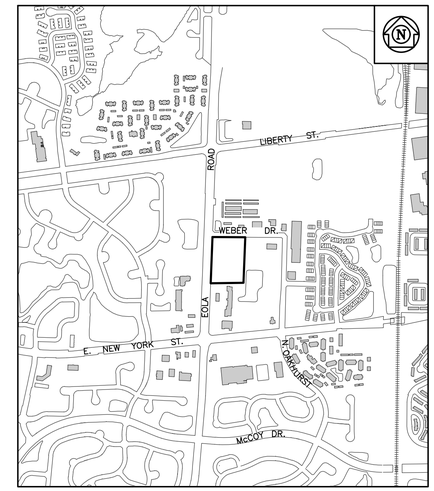
FINAL PLAN
FOR 7S343 EOLA ROAD
GROUND EFFECTS OUTDOOR LIVING, LLC.





LOCATION MAP
SCALE 1:1000

SCALE IN FEET
0 30 60 90

LEGEND

EXISTING		PROPOSED
	LOT LINE	
	EASEMENT LINE	
	RIGHT OF WAY	
	SETBACK LINE	
SS	SANITARY SEWER	
SD	STORM SEWER	
EO	OVERHEAD ELECTRIC	
W	WATER MAIN	W
	SPLIT RAIL FENCE	
	SANITARY MANHOLE	
	SANITARY SERVICE	
	STORM MANHOLE	
	STORM INLET DRAIN	
	HYDRANT	
	UTILITY POLE	
	PROPERTY CORNER	
	PERMEABLE PAVEMENT	
	CONCRETE PAVEMENT	

Development Data Table: Final Plan

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 720103047, 0720103048			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
b) Proposed land use(s): Outdoor Landscape Materials -Wholesale			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	6.74	Acres	iv. Bedroom Mix	0%	% 1 bdr
	293594.4	Square feet		0%	% 2 bdr
d) Total Lot Coverage *(buildings and pavment)*	149593	Square feet		20%	% 3 bdr
	51%	Percent		80%	% 4 bdr
e) Open space / landscaping	0	Square feet	v. Number of Single Family Corner Lots	0	units
	0%	Percent	l) 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 accessable)			iii. Unit Square Footage (average)	0	square feet
	30	spaces			
i. surface parking lot	30	spaces	iv. Bedroom Mix	0%	% 1 bdr
perpendicular	12	spaces		90%	% 2 bdr
parallel	0	spaces		10%	% 3 bdr
angled	16	spaces		0%	% 4 bdr
handicapped	2	spaces	m) Number of Multifamily Dwelling Units	0	units
ii. enclosed	0	spaces	i. Gross Density	0.00	du/acre
iii. bike	0	racks	ii. Net Density	0.00	Net Density
j) Number of buildings	3		iii. Unit Square Footage (average)	0	square feet
i. Number of stories	1	stories	iv. Bedroom Mix	0%	Efficency
ii. Building Square Footage (typical)	15640	square feet		40%	% 1 bdr
iii. Square Footage of retail floor area	0	square feet		50%	% 2 bdr
iv. First Floor Building Square Footage (typical)	9250	square feet		10%	% 3 bdr

DATA DEVELOPMENT TABLE

DEUCHLER
CIVIL | STRUCTURAL | ELECTRICAL | ENVIRONMENTAL

ILLINOIS DESIGN FIRM # 184.001830
230 WOODLAWN AVENUE
AURORA, IL 60506
PH: 630-897-4651
FAX: 630-897-5696
www.deuchler.com

OUTDOOR LIVING Ground Effects

MARK SCHLEI
GEOL AURORA RE LLC
7S343 N EOLA ROAD
AURORA, IL 60502

REVISIONS
1. SUBMITTED FOR CITY REVIEW – 5-22-2020
2. PER CITY COMMENTS – 5-26-2020
3. PER CITY COMMENTS – 6-12-2020
4.

VERIFY SCALE:
BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"

DATE:	5-25/2020	DESIGNED:	PK
SCALE:	AS SHOWN	DRAWN:	AS
JOB NO.	555-20018-00	CHECKED:	PK
FIELD BOOK NO.:	N/A	APPROVED:	PK

GROUND EFFECTS OUTDOOR LIVING, LLC
GROUND EFFECTS SITE DEVELOPMENT
FINAL PLAN FOR 7S343 EOLA ROAD

SHT 1
OF 1

M:\cad files\PR\20018-00\Final Drawings\1 FINAL PLAN.dwg

Plotted: 6/15/2020 2:50:38 PM

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