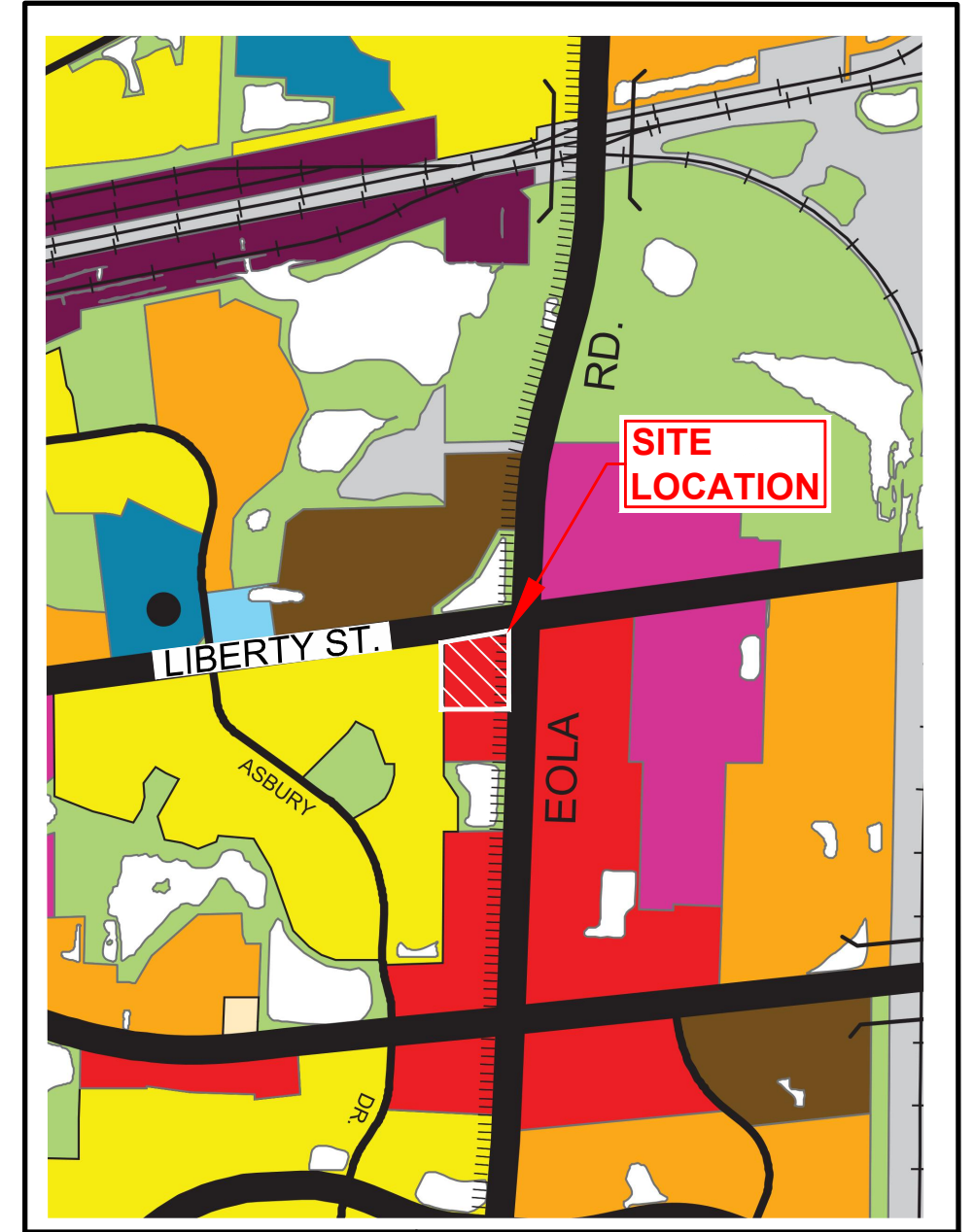
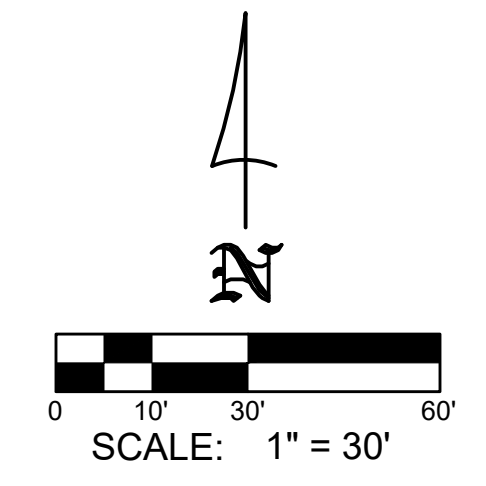


# PRELIMINARY PLAN FOR LIBERTY & EOLA SUBDIVISION

**PETITIONER :**  
  
 Design, Development, Consulting  
 6400 N Northwest Hwy,  
 Unit 4, Chicago, IL 60631  
 1-630-534-1310

**PLAN DRAFTER COMPANY :**  
  
 TERRALTD.COM  
 600 Busse Highway  
 Park Ridge, IL 60068  
 Ph: 847-698-6400



**LOCATION MAP**  
 SCALE: N.T.S.  
**CITY OF AURORA COMPREHENSIVE PLAN**

**SUBMITTALS AND REVISIONS**

No.	DESCRIPTION	DATE
-	P & Z SUBMITTAL	11-14-22
1	P & Z REVIEW #1	02-03-23
2	P & Z REVIEW #2	05-19-23
3	P & Z REVIEW #3	08-31-23

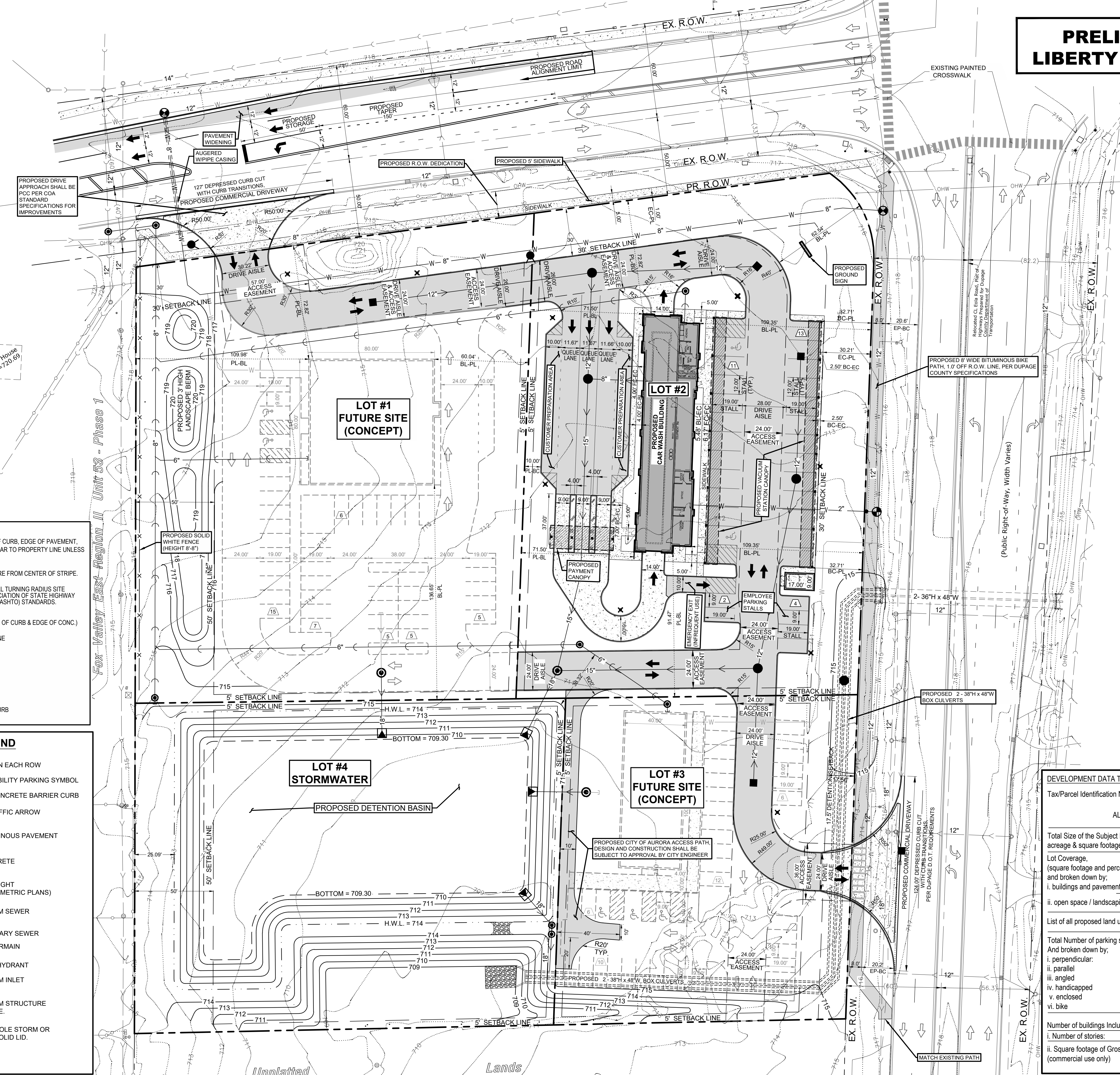
**PRELIMINARY PLAN**  
 FOR  
**LIBERTY & EOLA SUBDIVISION**

**CAR WASH FACILITY**  
 LIBERTY ST. & EOLA RD.  
 AURORA, IL 60502

**DESIGNED BY:** M.S.E.  
**DRAWN BY:** D.M.C.  
**ORIGINAL DATE:** 11/14/2022  
**PROJECT #:** 1601

**PRELIMINARY PLAN**

**SHEET NUMBER**  
**1**  
 OF 1



- NOTES:**
- ALL DIMENSIONS ARE FROM FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR PERPENDICULAR TO PROPERTY LINE UNLESS OTHERWISE NOTED.
  - PAVEMENT STRIPING DIMENSIONS ARE FROM CENTER OF STRIPE.
  - THE CARS SHOWN AND USED FOR ALL TURNING RADIUS SITE DESIGN MEET THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) STANDARDS.
  - ABBREVIATIONS:  
 BC-EC = DIMENSION BETWEEN BACK OF CURB & EDGE OF CONC.  
 BC = BACK OF CURB  
 BL = BUILDING FACE/FOUNDATION LINE  
 CL = CENTER OF, OR CENTER LINE  
 D, CURB = DEPRESSED CURB  
 EC = EDGE OF CONCRETE  
 EP = EDGE OF PAVEMENT  
 FC = FACE OF CURB  
 O.C. = ON CENTER  
 PL = PROPERTY LINE  
 R = RADIUS  
 T, CURB = TRANSITION HEIGHT OF CURB  
 TYP. = TYPICAL

- LEGEND**
- PARKING STALLS IN EACH ROW
  - PAINTED ACCESSIBILITY PARKING SYMBOL
  - PROPOSED B-6 CONCRETE BARRIER CURB
  - DIRECTIONAL TRAFFIC ARROW
  - PROPOSED BITUMINOUS PAVEMENT
  - PROPOSED CONCRETE
  - PROPOSED SITE LIGHT (REFER TO PHOTOMETRIC PLANS)
  - PROPOSED STORM SEWER
  - PROPOSED SANITARY SEWER
  - PROPOSED WATERMAIN
  - PROPOSED FIRE HYDRANT
  - PROPOSED STORM INLET STRUCTURE.
  - PROPOSED STORM STRUCTURE WITH OPEN GRATE.
  - PROPOSED MANHOLE STORM OR SANITARY WITH SOLID LID.

**DEVELOPMENT DATA TABLE:**  
 Tax/Parcel Identification Number: 07-20-102-019; 07-20-102-009

	ALL LOTS: LOT #1, LOT #3 LOT #2, LOT #4	LOT #1 (FUTURE)	LOT #2 (CAR WASH)	LOT #3 (FUTURE)	LOT #4 (STORMWATER)
Total Size of the Subject Property in: (acreage & square footage)	5.442 AC. & 237,052 S.F.	1.666 AC. & 72,565 S.F.	1.596 AC. & 69,518 S.F.	0.883 AC. & 38,472 S.F.	1.297 AC. & 56,497 S.F.
Lot Coverage, (square footage and percent), and broken down by:					
i. buildings and pavement:	109,110 S.F. 46%	39,936 S.F. 60%	41,909 S.F. 67%	25,941 S.F. 67%	1,324 S.F. 2%
ii. open space / landscaping:	127,942 S.F. 54%	32,629 S.F. 45%	27,609 S.F. 40%	12,531 S.F. 33%	55,173 S.F. 98%
List of all proposed land use(s):	COMMERCIAL	SERVICE	COMMERCIAL	STORMWATER	
Total Number of parking spaces provided And broken down by:					
i. perpendicular:	105	41	28	37	0
ii. parallel:	0	0	0	0	0
iii. angled:	0	0	0	0	0
iv. handicapped:	7	2	2	3	0
v. enclosed:	0	0	0	0	0
vi. bike:	0	0	0	0	0
Number of buildings Including:	3	1	1	1	0
i. Number of stories:	1	1	1	1	0
ii. Square footage of Gross Floor Area: (commercial use only)	15,383	6,400	4,983	4,000	0