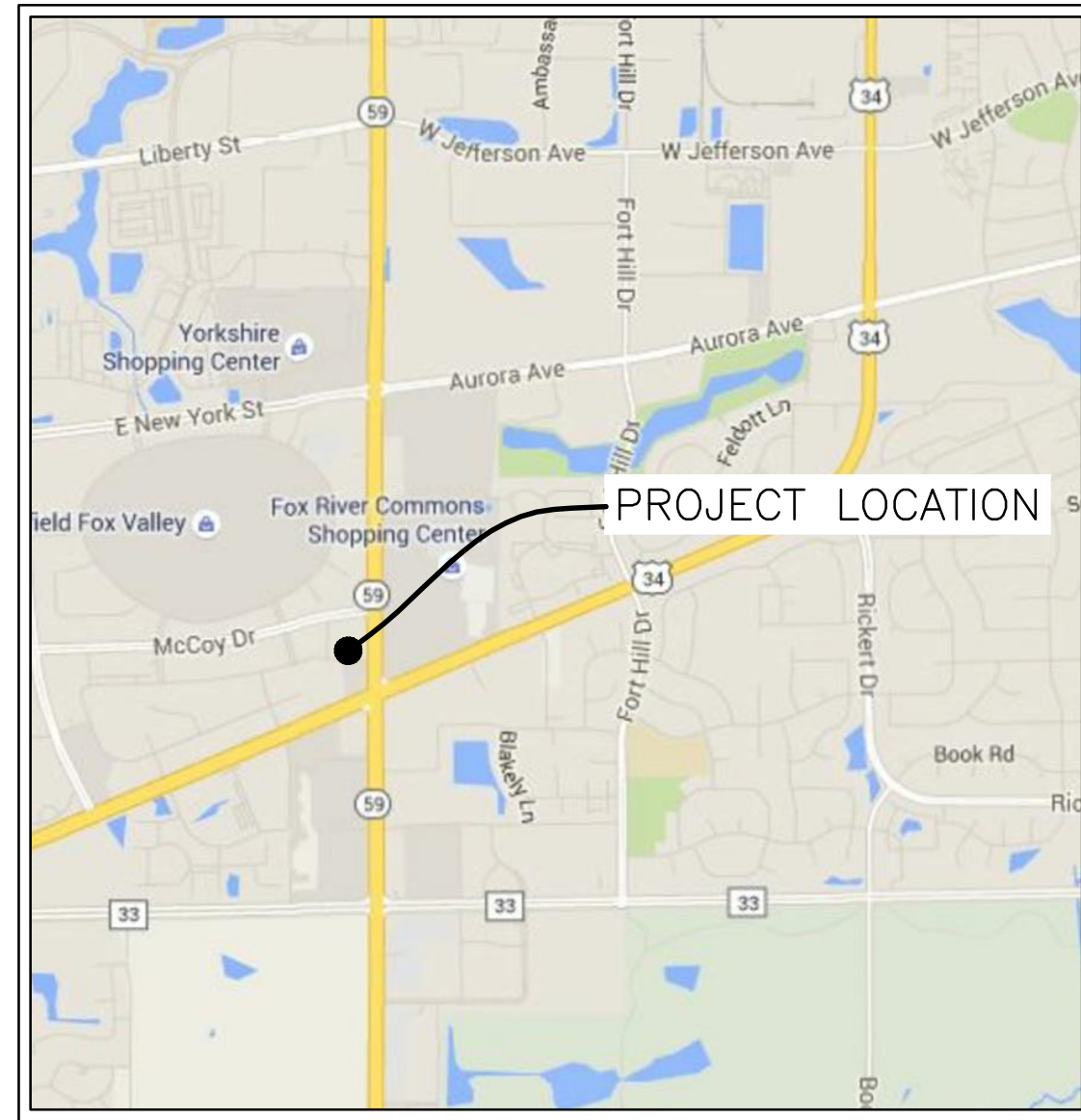


FINAL PLAN TURTLE WAX LOT 2 SUBDIVISION

ZONED PDD - FOX VALLEY EAST REGION 1, UNIT 20



LOCATION MAP

MAP SCALE: 1" = 2,000'

PARKING DATA:

- EXISTING PARKING = 27 REGULAR AND 1 HANDICAP
- REQUIRED PARKING FORMULAS:
 MOTOR VEHICLE REPAIR: 1 SPACE PER 300 SQ. FT. PLUS 3 PER SERVICE BAY.
 OFFICE: 1 SPACE PER 300 SQ. FT. GFA.
 BIKE PARKING: BIKE SPACES TO BE AT LEAST 3% OF REQUIRED MOTOR VEHICLE PARKING.
- PARKING CALCULATIONS:
 * AUTOMOBILE REPAIR AREA: 5,690 SQ. FT. / 300 SQ. FT./STALL = 19 SPACES + 10 BAYS x 3 STALLS PER BAY = 49 STALLS
 * OFFICE AREA: 2,611 SQ. FT. / 300 SQ. FT./STALL = 9 STALLS
 * TOTAL STALLS REQUIRED = 58 SPACES (2 ADA & 1 VAN ADA)
 * APPLY PDD 10% PARKING REDUCTION = 58 x 0.90 = 52 SPACES
 * REQUIRED PARKING = 50 REGULAR & 2 ADA
- * PARKING PROVIDED = 53 ONSITE SPACES
- * REGULAR ONSITE SPACES PROVIDED: 50
- * ADA ONSITE SPACES PROVIDED: 3
- * TYPICAL PARKING WIDTH: 9.0'
- * TYPICAL PARKING LENGTH: 19.0' W/OUT VEHICLE OVERHANG
- * TYPICAL ISLE WIDTH: 24.0'
- BICYCLE FORMULA:
 REQUIRED OFF-STREET BIKE SPACES: 52 MOTOR VEHICLE SPACES x 3% = 2 BICYCLE SPACES
- * BICYCLE SPACES REQUIRED: 2 SPACES
- * BICYCLE SPACES PROVIDED: 3 SPACES

LEGEND

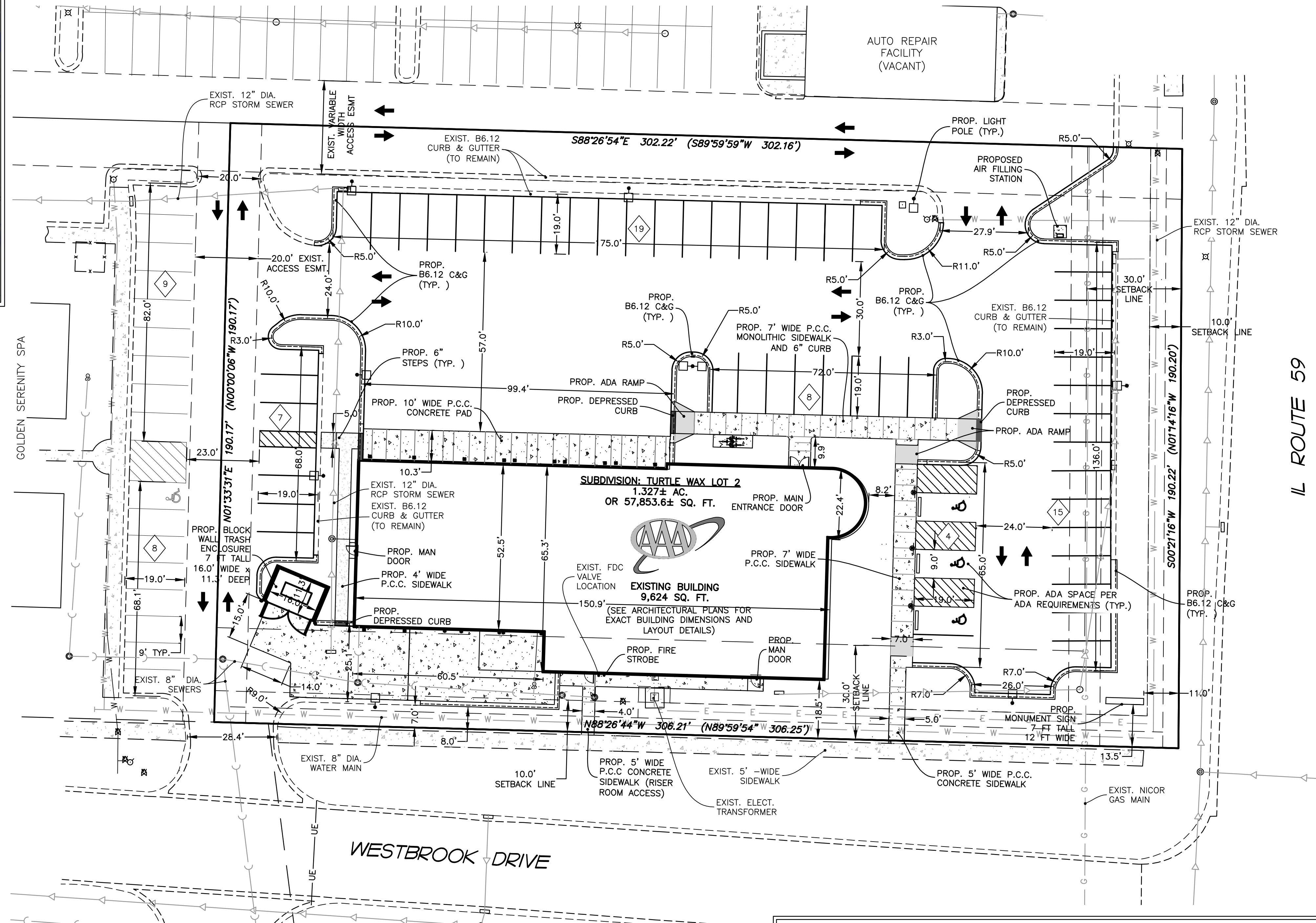
- DENOTES PROP. SIDEWALK
- DENOTES AREA OF DEPRESSED SIDEWALK
- DENOTES AREA OF DEPRESSED CURB AND GUTTER
- DENOTES NEW STANDARD PAVEMENT SECTION
- DENOTES NEW HEAVY DUTY PAVEMENT SECTION

PROJECT NOTES:

- * ALL CONSTRUCTION FOR UTILITIES AND STREET/PARKING LOTS SHOULD BE DONE IN ACCORDANCE WITH THE CITY OF AURORA REQUIREMENTS.
- * IN CASE OF DISCREPANCIES BETWEEN THE ARCHITECTURAL PLANS AND THESE CIVIL PLANS THE CIVIL PLANS TAKE PRECEDENCE.
- * AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE CITY TO OBTAIN APPLICABLE CITY PERMITS.
- * INGRESS/EGRESS WILL BE PROVIDED INTERNAL AND EXTERNAL TO THIS SITE.
- * ALL CONCRETE CURB & GUTTER SHALL BE 19" (B-6.12) UNLESS OTHERWISE NOTED ON THE PLANS.
- * ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- * ALL PAVEMENT RADI ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- * ALL CURB ADJOINING SIDEWALKS SHALL BE DOWELED INTO THE CURB (SEE DETAIL).
- * IF A PARKING STALL IS ADJACENT TO A CURB THE STALL IS 9' WIDE MEASURED FROM THE INTERIOR STRIPE TO FACE OF CURB.
- * CONTRACTOR SHALL REPLACE ANY DAMAGED OR BROKEN SIDEWALKS WITHIN THE PUBLIC STREET'S RIGHT-OF-WAYS ADJACENT TO PROJECT SITE.
- * CONTRACTOR TO REFER ARCHITECTURAL AND STRUCTURAL PLANS FOR FROST SLAB DETAILS AND LOCATIONS.

STANDARD ABBREVIATIONS

- B-B - BACK TO BACK OF CURB
- B.O.C. - BACK OF CURB
- B.S.L. - BUILDING SETBACK LINE
- CATV. - CABLE TELEVISION
- C.B. - STORM CATCH BASIN
- C.E. - COMMONWEALTH EDISON CO.
- D.E. - DRAINAGE EASEMENT
- E-E - EDGE TO EDGE OF PAVEMENT
- ELECT. - ELECTRICAL
- E.O.P. - EDGE OF PAVEMENT
- E.O.S. - EDGE OF SHOULDER
- F.C. - FACE OF CURB
- F.E.S. - FLARED END SECTION
- L.E. - LANDSCAPE EASEMENT
- M.H. - MANHOLE (TYPE SPECIFIED ON PLANS)
- R.C.M.E. - ROAD CONSTRUCTION & MAINTENANCE EASEMENT
- R.O.W. - RIGHT OF WAY
- T.B.F. - TRENCH BACKFILL
- T.C.E. - TEMPORARY CONSTRUCTION EASEMENT
- TEL. - TELEPHONE CO.
- U.E. - UTILITY EASEMENT



OWNER:
 LAGUNA AUTO SPA
 WILLIAM WALTERS
 35 S. ROUTE 59
 AURORA, IL 60504

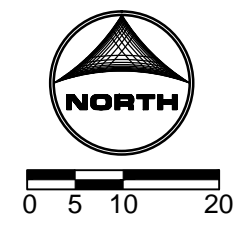
DEVELOPER:
 AUTO CLUB GROUP
 1 AUTO CLUB DRIVE
 DEARBORN, MI 48126
 PHONE: (313-336-0854)
 MR. DAN AUTREY

ENGINEER:
 HR GREEN, INC.
 420 NORTH FRONT STREET, SUITE 100
 MCHEENY, IL 60050
 PHONE: (815) 385-1778
 ERIC J. GRANRUD, P.E. - PROJECT MANAGER

SURVEYOR:
 HR GREEN, INC.
 651 PRAIRIE POINTE DRIVE, SUITE 201
 YORKVILLE, IL 60560
 PHONE: (630) 708-5033
 BERNIE BAUER - PROJECT LAND SURVEYOR

SYMBOL LEGEND

- | | EXISTING | PROPOSED |
|----------------------|----------|----------|
| LIGHT POLE | | |
| SIGN | | |
| BOLLARD | | |
| WATER VALVE | | |
| FIRE HYDRANT | | |
| UTILITY PEDESTAL | | |
| ELECTRICAL BOX | | |
| ELECTRICAL METER | | |
| GAS METER | | |
| UTILITY POLE | | |
| TRANSFORMER | | |
| STORM MANHOLE | | |
| STORM INLET | | |
| STORM CATCH BASIN | | |
| SANITARY MANHOLE | | |
| SANITARY CLEANOUT | | |
| DECIDUOUS TREE | | |
| CONIFEROUS TREE | | |
| BUSH | | |
| STORM SEWER | | |
| SANITARY SEWER | | |
| WATER LINE | | |
| UNDERGROUND ELECTRIC | | |



FOR REVIEW

DESCRIPTION	VALUE	UNIT	DESCRIPTION	VALUE	UNIT
A) TAX/PARCEL IDENTIFICATION NUMBER(S) (PINS): 07-21-400-014			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
			i. GROSS DENSITY	0.00	DU/ACRE
			ii. NET DENSITY	0.00	NET DENSITY
			iii. UNIT SQUARE FOOTAGE (AVERAGE)	-	SQUARE FEET
C) TOTAL PROPERTY SIZE	1.33	ACRES	iv. BEDROOM MIX	0%	% 1 BDR
	57,800	SQUARE FEET		0%	% 2 BDR
D) TOTAL LOT COVERAGE (BUILDINGS AND PAVEMENT)	45,084	SQUARE FEET		0%	% 3 BDR
	78.0%	PERCENT		0%	% 4 BDR
E) OPEN SPACE/LANDSCAPING	12,942	SQUARE FEET	L) NUMBER OF SINGLE FAMILY CORNER LOTS	0	UNITS
	22.0%	PERCENT	i. GROSS DENSITY	0.00	DU/ACRE
F) LAND TO BE DEDICATED TO THE SCHOOL DISTRICT	0	ACRES	ii. NET DENSITY	0.00	NET DENSITY
G) LAND TO BE DEDICATED TO THE PARK DISTRICT	0	ACRES	iii. UNIT SQUARE FOOTAGE (AVERAGE)	-	SQUARE FEET
H) NUMBER OF PARKING SPACES PROVIDED (INDIVIDUALLY ACCESSIBLE)	53	SPACES	iv. BEDROOM MIX	0%	% 1 BDR
i. SURFACE PARKING LOT	53	SPACES		0%	% 2 BDR
PERPENDICULAR	50	SPACES		0%	% 3 BDR
PARALLEL	0	SPACES		0%	% 4 BDR
ANGLED	0	SPACES	M) NUMBER OF MULTIFAMILY DWELLING UNITS	0	UNITS
HANDICAPPED	3	SPACES	i. GROSS DENSITY	0.00	DU/ACRE
ii. ENCLOSED	0	SPACES	ii. NET DENSITY	0.00	NET DENSITY
iii. BIKE	3	SPACES	iii. UNIT SQUARE FOOTAGE (AVERAGE)	-	SQUARE FEET
I) NUMBER OF BUILDINGS	1	BUILDING	iv. BEDROOM MIX	0%	EFFICIENCY
i. NUMBER OR STORIES	1	STORIES		0%	% 1 BDR
ii. BUILDING SQUARE FOOTAGE (TYPICAL)	9,422	SQUARE FEET		0%	% 2 BDR
iii. SQUARE FOOTAGE OF RETAIL FLOOR AREA	28	SQUARE FEET		0%	% 3 BDR
iv. FIRST FLOOR BUILDING SQUARE FOOTAGE (TYPICAL)	9,422	LINEAR FOOTAGE			

NO.	DATE	BY	REVISION DESCRIPTION
1	12-07-15	ERN	FIRE ACCESS SIDEWALK AND STROBE ADDED TO PLAN

ILLINOIS DESIGN FIRM
 # 184.001322
 420 N. FRONT STREET, SUITE 100
 MCHEENY, IL 60050
 PHONE: 815.385.1778
 FAX: 815.385.1781

HRGreen

FOX VALLEY AAA - CAR CARE PLUS CENTER
 AAA - AMERICAN AUTOMOBILE ASSOCIATION
 35 S. ROUTE 59, AURORA, ILLINOIS
 CIVIL
FINAL PLAN

BAR IS ONE INCH ON OFFICIAL DRAWINGS
 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: EJJ
 APPROVED: EJJ
 JOB DATE: 11/3/15
 JOB NO: 86140405

DRAWING
FP1

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