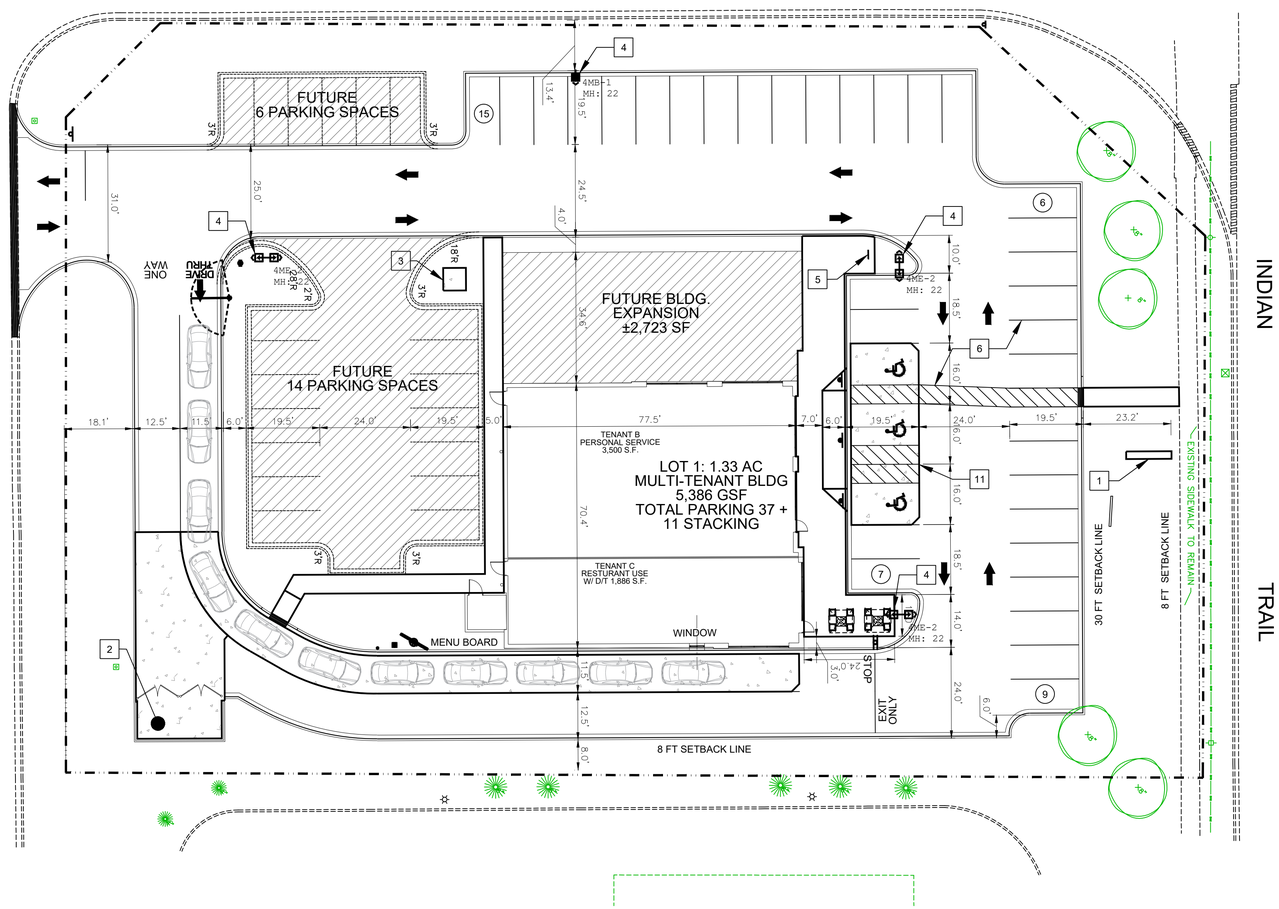
FINAL PLAN

FOR 2340 W. INDIAN TRAIL ROAD
GREENFIELD COMMONS SECOND RE-SUBDIVISION LOT 1

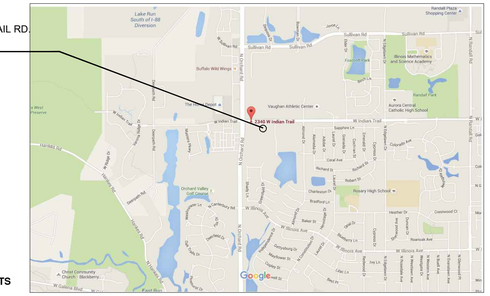


1 SITE PLAN
1" = 20'-0"

20 0 10 20 40 80

VICINITY MAP

PROJECT
2340 W INDIAN TRAIL RD.
CITY OF AURORA, IL



N
SCALE = NTS

SYMBOLS LEGEND

LEGEND

- CONTROL POINT
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- VALVE VAULT
- FIRE HYDRANT
- FLARED END SECTION
- UTILITY POLE
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- OHW — OVERHEAD WIRES
- GM — GAS METER
- EM — ELECTRIC METER
- TRANSFORMER PAD
- TP — TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- TELEPHONE MANHOLE
- CABLE TELEVISION PEDESTAL
- ELECTRIC MANHOLE
- VALVE BOX
- B/BOX
- SIGN
- BOLLARD POLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- MAILBOX
- GAS MARKER
- ELECTRIC MARKER
- TELEPHONE MARKER
- WATER MARKER
- GAS VALVE
- SANITARY SEWER
- FLOW — STORM SEWER
- W — WATER MAIN
- G — GAS MAIN
- E — ELECTRIC LINE
- T — TELEPHONE LINE
- 8" — CONIFEROUS TREE W/APPROX. DIAMETER
- 18" — DECIDUOUS TREE W/APPROX. DIAMETER MS=MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)

ELEVATION

- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- GRAVEL SURFACE
- LANDSCAPE AREA
- WOOD FENCE
- CHAIN LINK FENCE
- METAL GUARDRAIL

KEYNOTES

1. 6'-0" H PROPOSED MONUMENT SIGN
2. 6'-4" H MASONRY TRASH ENCLOSURE
3. TRANSFORMER PAD
4. LIGHT POLE, SEE A1-03 FOR SPECIFICATION
5. BIKE RACK
6. PARKING STRIPING, SEE CIVIL DRAVINGS FOR SPECIFICATIONS
7. GAS SERVICE, TOTAL LOAD TBD
8. ELECTRIC SERVICE - 1200A/120/208V/3PH/ 4W W/ 400A/CT/METER & (4) METER BANK W/ 200A/3P MB FOR EA METER
9. NOT USED
10. ADA PARKING STALLS, PAVEMENT STRIPING AND SIGNAGE, SEE CIVIL DRAVINGS FOR SPECIFICATIONS
11. ADA PARKING STALLS, PAVEMENT STRIPING AND SIGNAGE, SEE CIVIL DRAVINGS FOR SPECIFICATIONS

DEVELOPMENT DATA TABLE FOR 2340 W. INDIAN TRAIL ROAD GREENFIELD COMMONS SECOND RE-SUBDIVISION LOT 1

Development Data Table: Final Plan

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-18-101-035			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): Personal Services, Restaurant, Restaurant with Drive-Thru			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	1,333	Acres	iv. Bedroom Mix	0%	% 1 bdr
	57,796	Square Feet		0%	% 2 bdr
d) Total Lot Coverage *(buildings and pavment)*	33,104	Square Feet		0%	% 3 bdr
	57.27	Percent		0%	% 4 bdr
e) Open space / landscaping	24,692	Square Feet	v. Number of Single Family Corner Lots	0	units
	42.72	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)	37	spaces	iii. Unit Square Footage (average)	-	square feet
i. surface parking lot	0	spaces	iv. Bedroom Mix	0%	% 1 bdr
perpendicular	37	spaces		0%	% 2 bdr
parallel	0	spaces		0%	% 3 bdr
angled	0	spaces		0%	% 4 bdr
handicapped	3	spaces	m) Number of Multifamily 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	1		iii. Unit Square Footage (average)	-	square feet
i.Number of stories	1	stories	iv. Bedroom Mix	0%	Efficency
ii. Building Square Footage (typical)	5,386	square feet		0%	% 1 bdr
iii. Square Footage of retail floor area	5,386	square feet		0%	% 2 bdr
iv. First Floor Building Square Footage (typical)	5,386	square feet		0%	% 3 bdr

Municipal Approval Stamps

JRG WEST AURORA, LLC
11900 FREEMAN ROAD
HUNTLEY, IL. 60142

Petitioner

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Multi-Tenant Bldg
2340W. INDIAN TRAIL RD
Aurora, IL

Project

DXU ARCHITECTS
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P: 312 955 0334 ▪ dxuarch.com
Architect of Record

Consultant

No.	Issue	Date
	FINAL PLAN	08-29-2018

Seal

FINAL PLAN

Store Number 15-165

Approved ES

Title

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FOR 2340 W. INDIAN TRAIL ROAD GREENFIELD COMMONS SECOND RE-SUBDIVISION LOT 1

Sheet

A1-02