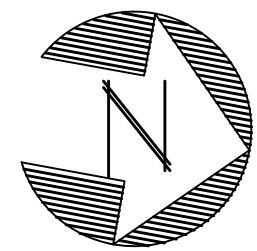


55 S. CONSTITUTION DR.
AURORA, ILLINOIS

REVISION #1

MAY 13, 2020

MAY 13, 2020



Development Data Table: Final Plan							
Description		Value	Unit	Description		Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-19-180-004				j) Total Number of Residential Dwelling Units		0 units	
				i. Gross Density		0.00/dw/acre	
				ii. Net Density		0.00/Net Density	
b) Proposed land use(s): Manufacturing, multi-tenant retail				k) Number of Single Family Dwelling Units		0 units	
				i. Gross Density		0.00/dw/acre	
				ii. Net Density		0.00/Net Density	
c) Total Property Size				iii. Unit Square Footage (average)		0/square foot	
				iv. Bedroom Mix		0% 1 bdr	
						0% 2 bdr	
						20% 3 bdr	
						80% 4 bdr	
d) Total Lot Coverage (buildings and pavement)				v. Number of Single Family Corner Lots		0 units	
e) Open space / landscaping				I) Number of Single Family Attached Dwelling Units		0 units	
				i. Gross Density		0.00/dw/acre	
				ii. Net Density		0.00/Net Density	
				iii. Unit Square Footage (average)		0/square foot	
f) Land to be dedicated to the School District				iv. Bedroom Mix		0% 1 bdr	
g) Land to be dedicated to the Park District						90% 2 bdr	
h) Number of parking spaces provided (individually accessible)						10% 3 bdr	
						0% 4 bdr	
i. surface parking lot				m) Number of Multifamily Dwelling Units		0 units	
perpendicular				i. Gross Density		0.00/dw/acre	
parallel				ii. Net Density		0.00/Net Density	
angled				iii. Unit Square Footage (average)		0/square foot	
handicapped				iv. Bedroom Mix		0% 1 bdr	
e) enclosed						90% 2 bdr	
f) bike						10% 3 bdr	
j) Number of buildings						0 units	
				i. Gross Density		0.00/dw/acre	
				ii. Net Density		0.00/Net Density	
				iii. Unit Square Footage (average)		0/square foot	
				iv. Bedroom Mix		0% Efficiency	
i. Number of stories						40% 1 bdr	
ii. Building Square Footage (typical)						50% 2 bdr	
iii. Square Footage of retail floor area						10% 3 bdr	
iv. First Floor Building Square Footage (typical)							

Development Data Table: Final Plat		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-19-180-004		
b) Subdivided Area	9.481	Acres
	412 121.16	Square Feet
c) Proposed New Right-of-way	-	Acres
	-	Square Feet
	0	Linear Feet of Centerline
d) Proposed New Easements	0.000	Acres
		Square Feet



PARKING REQUIREMENTS		
USE / BUILDING TYPE	AREA (SQ. FT.)	STALLS REQUIRED
EXISTING BUILDING	63,438	
2100 BUSINESS / PROF. OFFICES	5,533	1 PER 300 = 18
2500 INDUSTRIAL / MANUFACTURING	51,280	1 PER 1000 = 51
FUTURE ADDITION	28,740	
2100 BUSINESS / PROF. OFFICES	2,611	1 PER 300 = 9
2500 INDUSTRIAL / MANUFACTURING	26,129	1 PER 1000 = 26
FUTURE BUILDING	9,960	
2254 RETAIL STRIP	9,960	1 PER 175 = 57
TOTAL STALLS REQUIRED		167 STALLS
TOTAL STALLS PROVIDED		211 STALLS

NOTES:
EXISTING BUILDING FLOOR AREA WAS REDUCED BY 625 SQ. FT.
DUE TO INSET LOADING DOCKS
ALL PARKING STALLS SHOWN AT 9'-0" W. x 18'-0" D. W/ 2'-0"
OVERHANG PROJECTING OVER SIDEWALK / LANDSCAPED
AREAS
ALL SIDEWALKS SHOWN @ 5'-0" UNLESS NOTED OTHERWISE
9'-0" W. ACCESS AISLES SHOWN FOR ACCESSIBLE VAN PARKING
5'-0" W. ACCESS AISLES SHOWN FOR SHARED ACCESSIBLE
PARKING STALLS
ALL TRUCK ROUTES SHOWN W/ MIN. 50'-0" TURNING RADIUS

FINAL SET

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GROUP, INC. - 2020

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55 S. CONSTITUTION DRIVE
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FINAL SITE PLAN



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JUNE 24, 2020

IN BY:	DLA
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CKED BY: JAB

CONCLUSIONS:

PRELIMINARY SUBMITTAL - DLA
JUL 13 2020

USED SUBMITTAL SET - DLA

20, 2020
 USED SUBMITTAL SET - DLA

24, 2020
SUBMITTAL SET DIA

14, 2020

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NUMBER: JB20122



1993 25th ANNIVERSARY 2018



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