

# FINAL PLAN FOR LOT 1 OF THE RESUBDIVISION OF LOT 107 IN ASHTON POINTE UNIT ONE PROPOSED JIFFY LUBE FOR: GUGGENHEIM DEVELOPMENT SERVICES

## AURORA, ILLINOIS

### PROJECT INFORMATION

#### SITE INFORMATION:

PROPERTY AREA: 59,479 S.F. (1.365 ACRES)  
 EXISTING ZONING: B-2 (S) NEIGHBORHOOD BUSINESS-ARTERIAL DISTRICT  
 PROPOSED ZONING: B-2 (S) NEIGHBORHOOD BUSINESS-ARTERIAL DISTRICT  
 PROPOSED USE: JIFFY LUBE AUTOMOTIVE SERVICE CENTER  
 AREA OF SITE DISTURBANCE: 41,166 S.F. (0.95 ACRES)  
 SETBACKS:  
 BUILDING: FRONT(NORTH) = 30'  
 SIDE(EAST/WEST) = 10'  
 REAR(SOUTH) = 10'  
 LANDSCAPE/PARKING: FRONT(NORTH) = 30'  
 SIDE(EAST/WEST) = 10'  
 REAR(SOUTH) = 10'  
 PROPOSED BUILDING HEIGHT: 22'-3.5" (MAX. HEIGHT ALLOWED: 35' PER DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS)  
 PARKING REQUIRED: 1 SPACE PER 300 SF GFA OR CUSTOMER SERVICE AREA PLUS 3 PER SERVICE BAY, 270 SF FLOOR AREA + 3 SERVICE BAYS (10 SPACES REQ.)  
 PARKING PROVIDED: 14 SPACES (1 H.C. ACCESSIBLE)  
 HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 1

#### EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.00	46	0.1%
TOTAL IMPERVIOUS	0.00	46	0.1%
LANDSCAPE/ OPEN SPACE	1.36	59,433	99.9%
PROJECT SITE	1.37	59,479	100.0%

#### PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.07	2,902	4.9%
PAVEMENT (ASP. & CONC.)	0.42	18,212	30.6%
TOTAL IMPERVIOUS	0.48	21,114	35.5%
LANDSCAPE/ OPEN SPACE	0.88	38,365	64.5%
PROJECT SITE	1.37	59,479	100.0%

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN ILLINOIS  
**CALL JULIE ILLINOIS ONE CALL SYSTEM**  
 1-800-892-0123  
 TOLL FREE OR CALL 811  
 ILLINOIS LAW REQUIRES MINIMUM OF 2 WORK DAYS NOTICE BEFORE YOU EXCAVATE

### PROJECT CONTACTS

**DEVELOPER INFORMATION:**  
 GUGGENHEIM DEVELOPMENT SERVICES, LLC  
 300 INTERNET BLVD., SUITE 570  
 FRISCO, TX 75034  
 CONTACT: JASON BOLLING  
 Phone: (214) 872-4000  
 Email: jason.bolling@guggenheimpartners.com

**CIVIL:**  
 EXCEL ENGINEERING  
 CONTACT: JASON DAYE  
 Phone: (920)926-9800  
 E-mail: jason.d@excelengineer.com

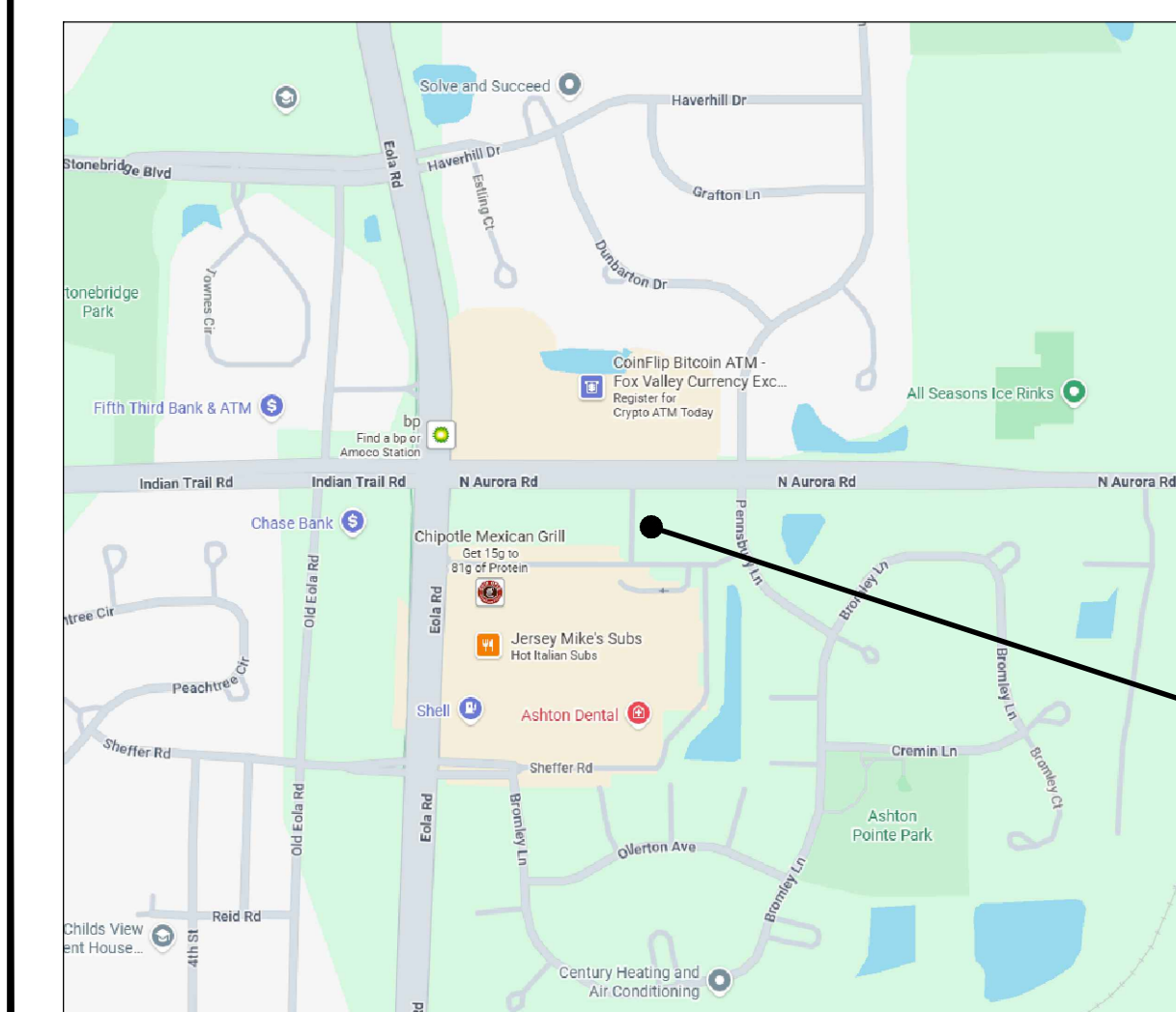
**CITY PLANNER:**  
 TRACEY VACEK  
 Phone: (630)256-3080  
 E-mail: vacekt@aurora.il.us

**CITY ENGINEER:**  
 JASON BAUER  
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**CITY FIRE CHIEF:**  
 DAVID MCCABE  
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**CITY BUILDING DEPARTMENT:**  
 JESSE KOLAR  
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### LOCATION MAP



### SHEET INDEX

SHEETS BELOW INTENDED TO BE PRINTED IN COLOR. REFER TO DIGITAL FORMAT DRAWINGS IF PRINTED GRAYSCALE TO ENSURE SCOPE CLARITY.

NUMBER	SHEET NAME / DESCRIPTION
C0.1	COVER SHEET
C0.2	SPECIFICATIONS
C0.3	GEOTECHNICAL INFORMATION SHEET
C1.0	EXISTING SITE AND DEMOLITION PLAN
C1.1	SITE PLAN
C1.2	GRADING AND EROSION CONTROL PLAN
C1.3	UTILITY PLAN
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS PLAN
C2.0	DETAILS
C2.1	DETAILS
C3.1	SITE PHOTOMETRIC PLAN & DETAILS
C4.1	FIRE ACCESS PLAN

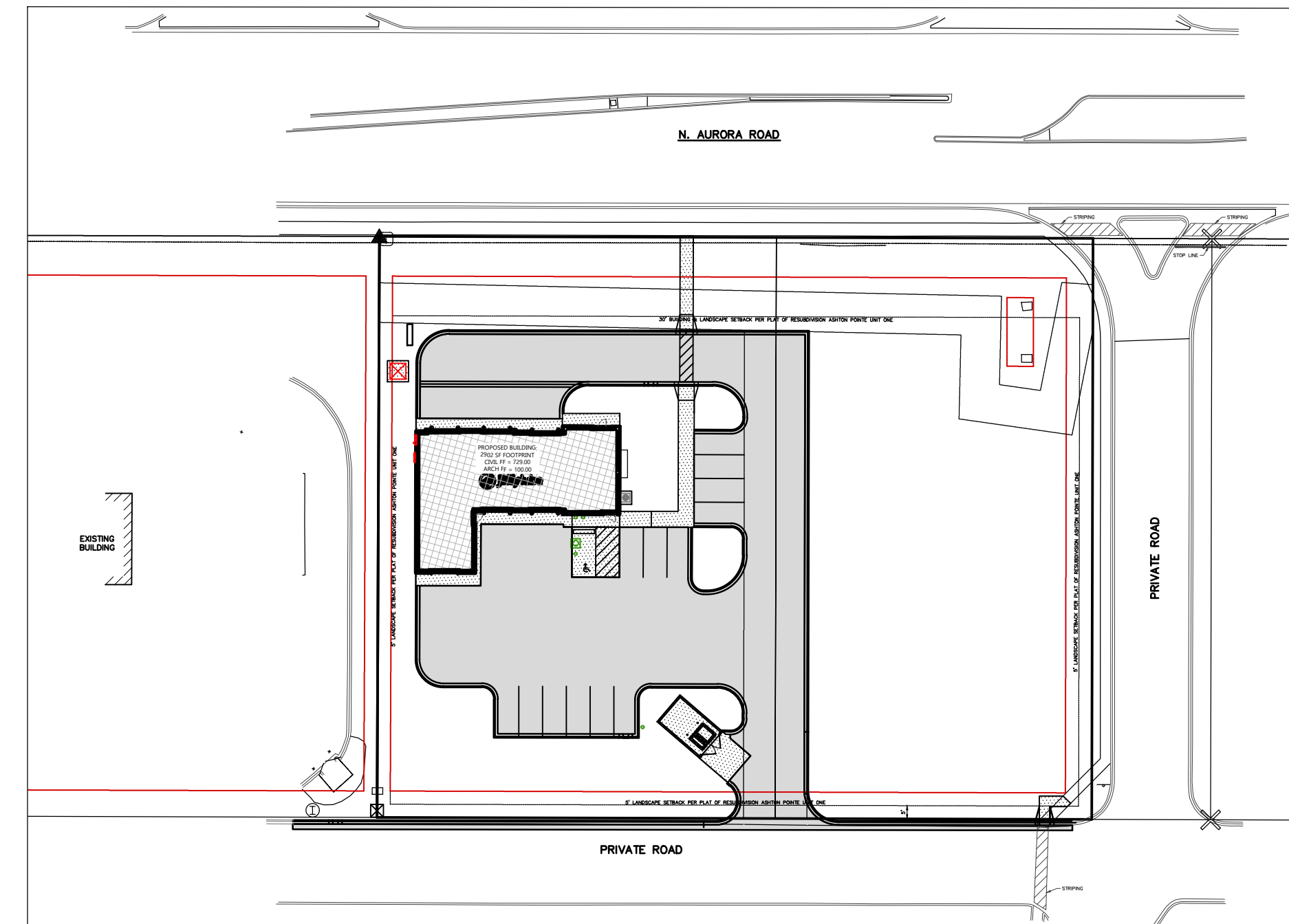
PROJECT LOCATION



### LEGEND

NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.

SYM.	IDENTIFICATION	SYM.	IDENTIFICATION
<b>SPOT ELEVATIONS</b>			
000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	000.00 TC	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
000.00 EG	EXISTING GRADE SPOT ELEVATIONS	000.00 FL	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
000.00 BG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) BG-FINISHED SURFACE GRADE AT BACK OF WALL	000.00 TW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
000.00 FG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) FG-FINISHED SURFACE GRADE AT FRONT OF WALL	000.00 BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
<b>EXISTING SITE SYMBOLS</b>			
—	EXISTING SIGN	⊗	EXISTING UTILITY POLE
♿	EXISTING HANDICAP PARKING STALL	⊗→	EXISTING UTILITY POLE WITH GUY WIRE
⊗	EXISTING WATER VALVE IN BOX	⊗	EXISTING STREET LIGHT
⊗	EXISTING WATER VALVE IN MANHOLE	⊗	EXISTING TELEPHONE PEDESTAL
⊗	EXISTING WATER SERVICE VALVE	⊗	EXISTING ELECTRIC PEDESTAL
⊗	EXISTING WELL	⊗	EXISTING ELECTRIC BOX
⊗	EXISTING STORM CATCH BASIN	⊗	EXISTING FLOOD LIGHT
⊗	EXISTING STORM CURB INLET	⊗	EXISTING TELEPHONE MANHOLE
⊗	EXISTING SQUARE CATCH BASIN	⊗	EXISTING CABLE TV PEDESTAL
⊗	EXISTING LIGHT POLE	⊗	EXISTING GAS VALVE
■	1-1/4" REBAR SET WEIGHING 4.30 LB/FT.	⊗	EXISTING HEDGE
●	3/4" REBAR SET WEIGHING 1.50 LB/FT.	⊗	EXISTING WOODED AREA
□	1-1/4" REBAR FOUND	⊗	EXISTING MARSH AREA
○	3/4" REBAR FOUND	⊗	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
⊗	2" IRON PIPE FOUND	⊗	EXISTING CONIFEROUS TREE
▲	1" IRON PIPE FOUND	⊗	EXISTING SHRUB
⊗	SECTION CORNER	⊗	EXISTING STUMP
<b>PROPOSED SITE SYMBOLS</b>			
—	PROPOSED SIGN	⊗	PROPOSED STORM FIELD INLET - ST FI
♿	PROPOSED HANDICAP PARKING STALL	⊗	PROPOSED LIGHT POLE
⊗	PROPOSED WATER VALVE IN BOX	→	PROPOSED DRAINAGE FLOW
⊗	PROPOSED WATER VALVE IN MANHOLE	⊗	PROPOSED APRON END SECTION
⊗	PROPOSED WATER SERVICE VALVE	⊗	SOIL BORING
⊗	PROPOSED WELL	⊗	CENTER LINE
⊗	PROPOSED STORM CATCH BASIN - ST CB	⊗	PROPOSED CLEANOUT
⊗	PROPOSED STORM CURB INLET - ST CI	⊗	PROPOSED DOWNSPOUT TO GRADE
		⊗	PROPOSED DOWNSPOUT TO RISER
<b>EXISTING LINETYPES</b>			
—	EXISTING CHAINLINK FENCE	POL—⊗	EXISTING POLISH SEWER AND MANHOLE
—	EXISTING WOOD FENCE	P	EXISTING PROCESS SEWER AND MANHOLE
—	EXISTING BARBED WIRE FENCE	CLW	EXISTING CLEAR WATER LINE
—	EXISTING CURB AND GUTTER	FO	EXISTING UNDERGROUND FIBER OPTIC LINE
—	EXISTING GUARD RAIL	E	EXISTING UNDERGROUND ELECTRIC CABLE
—	EXISTING GROUND CONTOUR	T	EXISTING UNDERGROUND TELEPHONE CABLE
ST	EXISTING STORM SEWER AND MANHOLE	G	EXISTING UNDERGROUND GAS LINE
SA	EXISTING SANITARY SEWER AND MANHOLE	OU	EXISTING OVERHEAD UTILITY LINE
—	EXISTING WATER LINE AND HYDRANT	—	RAILROAD TRACKS
—	INTERIOR PROPERTY LINE	—	RIGHT-OF-WAY LINE
<b>PROPOSED LINETYPES</b>			
—	PROPOSED CHAINLINK FENCE	POL—⊗	PROPOSED POLISH SEWER AND MANHOLE
—	PROPOSED WOOD FENCE	P	PROPOSED PROCESS SEWER AND MANHOLE
—	PROPOSED BARBED WIRE FENCE	CLW	PROPOSED CLEAR WATER LINE
—	PROPOSED CURB AND GUTTER	FO	PROPOSED UNDERGROUND FIBER OPTIC LINE
—	PROPOSED GUARD RAIL	E	PROPOSED UNDERGROUND ELECTRIC CABLE
800	PROPOSED GROUND CONTOUR	T	PROPOSED UNDERGROUND TELEPHONE CABLE
ST	PROPOSED STORM SEWER AND MANHOLE - ST MH	G	PROPOSED UNDERGROUND GAS LINE
SA	PROPOSED SANITARY SEWER AND MANHOLE - SAN MH	OU	PROPOSED OVERHEAD UTILITY LINE
—	PROPOSED WATER LINE AND HYDRANT	—	MATCHLINE
—	PROPOSED PROPERTY LINE	—	GRADING/SEEDING LIMITS



#### SITE PLAN OVERVIEW

SCALE: 1"= 50'  
 50' 0 50' 100'

Development Data Table: Final Plan					
Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 717109008			j) Total Number of Residential Dwelling Units	0	units
			i. Gross Density	0.00	du/acre
b) Proposed land use(s): commercial			k) Number of Single Family Dwelling Units	0	units
			i. Gross Density	0.00	du/acre
c) Total Property Size	1.36544995	Acres	iii. Unit Square Footage (average)	0	square feet
	59479	Square feet	iv. Bedroom Mix	0%	% 1 bdr
d) Total Lot Coverage	21114	Square feet		0%	% 2 bdr
	35%	Percent		20%	% 3 bdr
e) Open space / landscaping	38365	Square feet		80%	% 4 bdr
	65%	Percent	v. Number of Single Family Corner Lots	0	units
f) Land to be dedicated to the School District	0	Acres	l) Number of Single Family Attached Dwelling Units	0	units
g) Land to be dedicated to the Park District	0	Acres	i. Gross Density	0.00	du/acre
h) Number of parking spaces provided (individually accessible)	14	spaces	iii. Unit Square Footage (average)	0	square feet
	14	spaces	iv. Bedroom Mix	0%	% 1 bdr
	14	spaces		90%	% 2 bdr
	13	spaces		10%	% 3 bdr
	0	spaces		0%	% 4 bdr
	0	spaces	m) Number of Multifamily Dwelling Units	0	units
	1	spaces	i. Gross Density	0.00	du/acre
	0	spaces	iii. Unit Square Footage (average)	0	square feet
	0	spaces	iv. Bedroom Mix	0%	Efficiency
	0	racks		40%	% 1 bdr
i) Number of buildings	1	1		50%	% 2 bdr
	1	1		10%	% 3 bdr
	1	1			
	3786	square feet			
	0	square feet			
	2902	square feet			



Always a Better Plan

100 Camelot Drive  
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 excelengineer.com

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JOB NUMBER: 250211200

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FINAL PLAN FOR LOT 107 IN ASHTON POINTE UNIT ONE GUGGENHEIM DEVELOPMENT SERVICES, LLC 300 INTERNET BLVD., SUITE 570 FRISCO, TX 75034 CONTACT: JASON BOLLING

jiffylube®  
 MULTI-CARE SERVICES  
 JIFFY LUBE PROTOTYPE WITH STONEBIAR OPTIONS  
**AURORA, IL**  
 604 RD & N. AURORA RD

NO.	DATE	ISSUE
	02/24/26	ISSUED FOR APPROVAL
	03/24/26	ISSUED FOR APPROVAL
	04/03/26	ISSUED FOR APPROVAL



COVER SHEET  
 DRAWN: CHECKED: JD  
 SHEET NO:

**C0.1**

