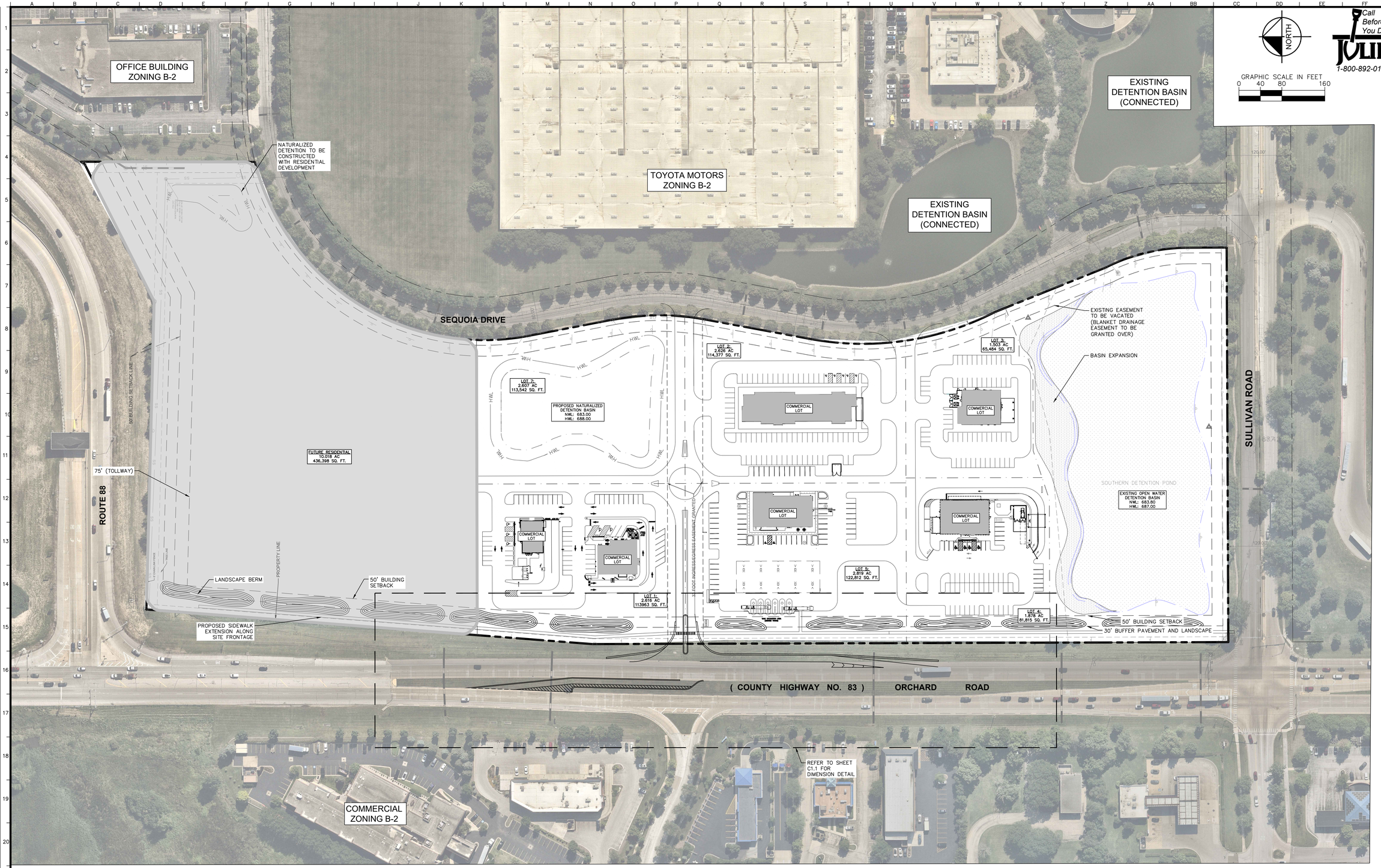

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

SITE DATA TABLE

PARCEL PIN: 15-07-101-002

CURRENT ZONING	=	ORI	ZONE
PROPOSED ZONING	=	R-4A	ZONE
PROPOSED ZONING	=	B-2	ZONE
PROPOSED ZONING	=	O-S1	ZONE
PROPOSED ZONING	=	O-S1	ZONE
BUILDING SETBACK	=	50	FEET
PROPOSED NEW EASEMENTS	=	9.41	ACRES

SITE DATA TABLE

TOTAL SITE AREA	=	29.81	ACRES
LOT 1 AREA	=	2.62	ACRES
LOT 2 AREA	=	2.62	ACRES
LOT 3 AREA	=	1.50	ACRES
LOT 4 AREA	=	1.88	ACRES
LOT 5 AREA	=	2.82	ACRES
FUTURE RESIDENTIAL AREA	=	10.02	ACRES
TOTAL DETENTION AREA	=	8.35	ACRES

No.	REVISIONS	DATE	BY

Kimley»Horn

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570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-520-9294
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX

TARGA ACQUISITIONS

OVERALL SITE PLAN

ORCHARD'S CROSSING
ORCHARD ROAD & SULLIVAN ROAD
AURORA, IL 60506

ORIGINAL ISSUE: 07/03/25
KHA PROJECT NO. 168918006
SHEET NUMBER
C1.0

Drawing name: K:\CHS_LDEV\168918006_QuikTrip 4441_Aurora, IL\2 Design\CAD\PlanSheets\Preliminary Plan\C1.0 SITE PLAN.dwg C1.0 Jul 03, 2025 2:30pm by: KiranTh.Moller
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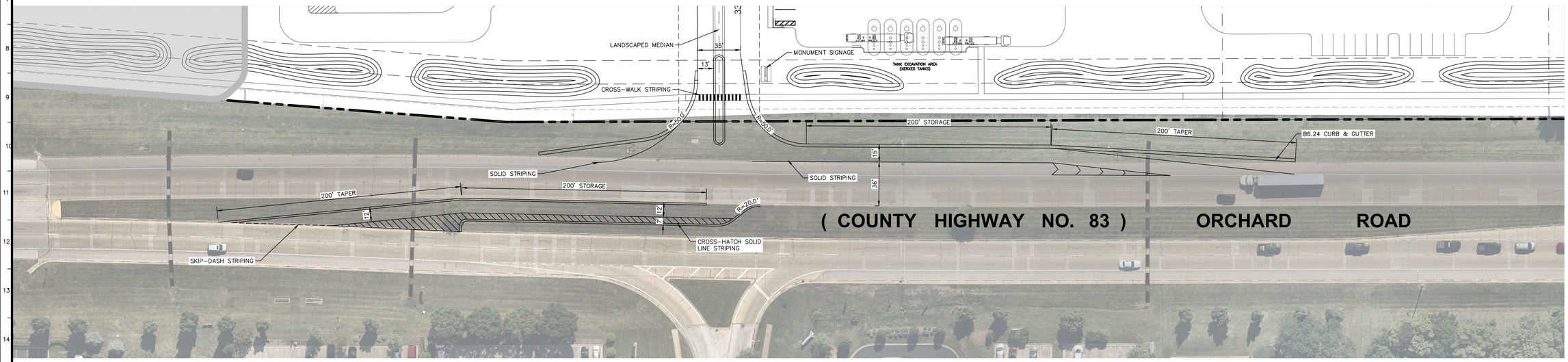

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

Call Before You Dig
JULIE
1-800-892-0123

No.	REVISIONS	DATE	BY

Kimley»Horn

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SCALE: AS NOTED
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX

TARGA ACQUISITIONS

ORCHARD ROAD IMPROVEMENTS

ORCHARD'S CROSSING
ORCHARD ROAD & SULLIVAN ROAD
AURORA, IL 60506

ORIGINAL ISSUE: 07/03/25
KHA PROJECT NO. 168918006
SHEET NUMBER
C1.1

Drawing name: K:\CHS_LDEV\168918006_QuikTrip 4441_Aurora, IL\2 Design\CAD\PlanSheets\Preliminary Plan\C1.0 SITE PLAN.dwg C1.1 Jul 03, 2025 2:31pm by: KiaraTR.Moller
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