

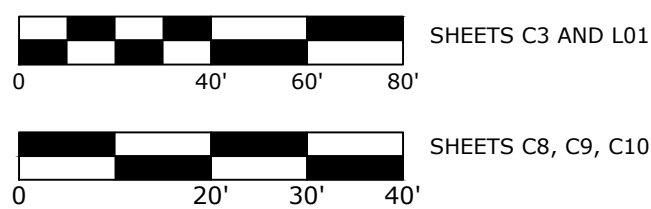
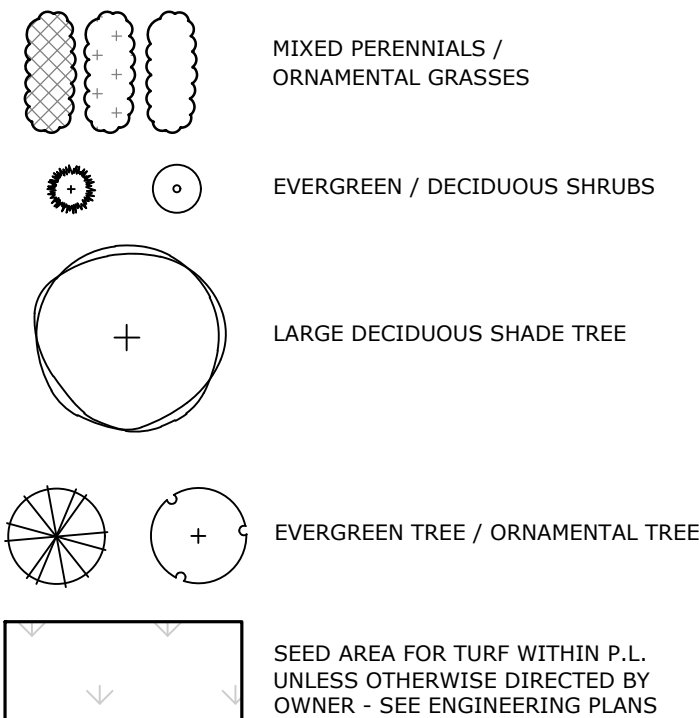
PRELIMINARY PLAN - CIRCLE K - AURORA, IL

NW CORNER OF FARNSWORTH AVE. AND MOLITOR RD.

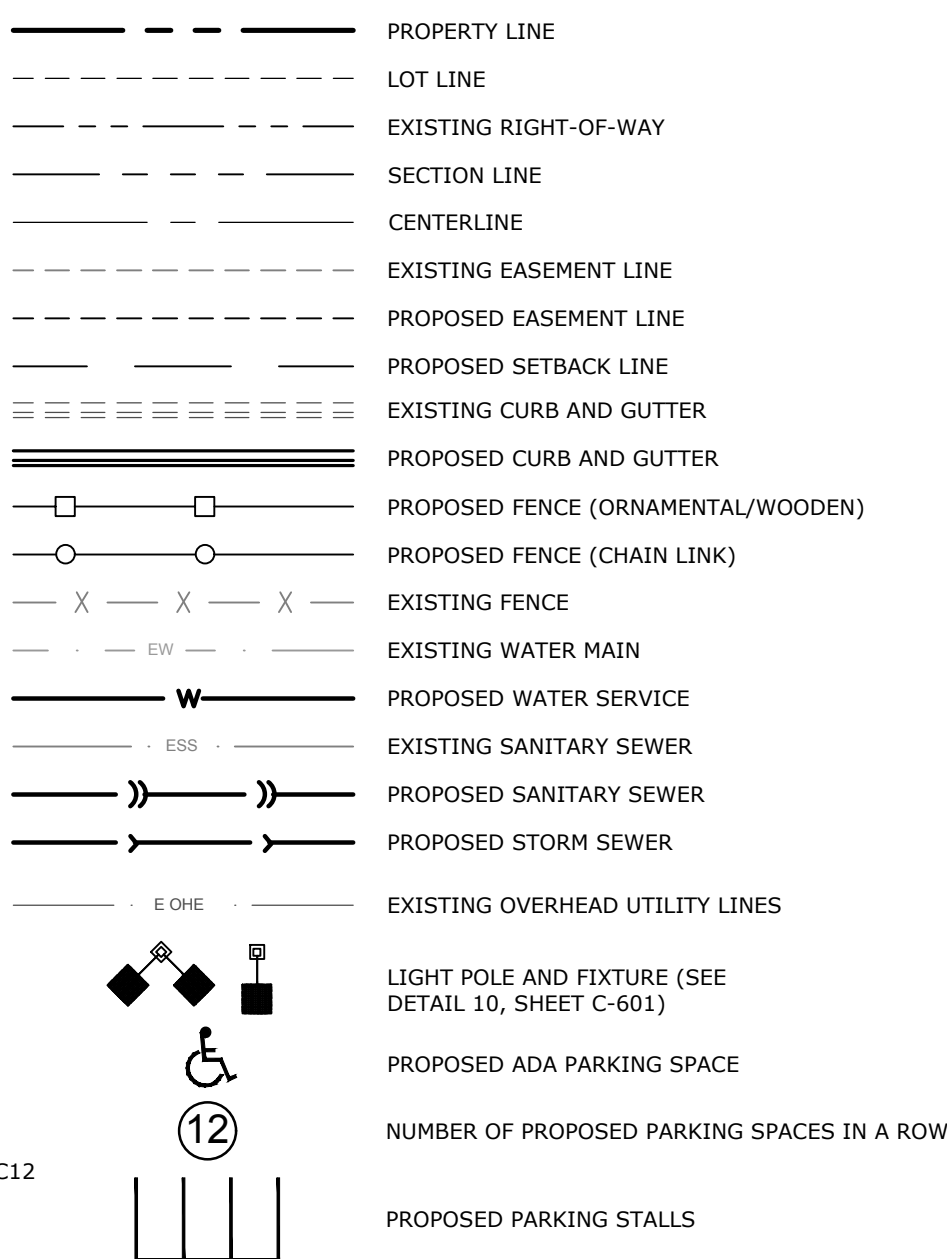
GENERAL NOTES

- The designs represented in these plans are in accordance with established practices of civil engineering for the design functions and uses intended by the owner at this time. Neither the engineer nor its personnel can or do warrant these designs or plans as constructed except in the specific cases where the engineer inspects and controls the physical construction on a contemporary basis at the site.
- The contractor, by agreeing to perform the work, agrees to indemnify and hold harmless the owner, the engineer, the city, and all agents and assigns of those parties, from all suits and claims arising out of the performance of said work, and further agrees to defend or otherwise pay all legal fees arising out of the defense of said parties.
- In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractors safety measures, in, or near the construction site. The contractor is responsible for maintaining adequate signs, barricades, fencing, traffic control devices and measures, and all other measures that are necessary to protect the safety of the site at all times.
- Maintain access for vehicular and pedestrian traffic as required for other construction activities. Use traffic control devices to include temporary striping, flagmen, barricades, warning signs, and warning lights shall be in accordance with current MUTCD and IDOT standards.
- All phases of the site work for this project shall meet or exceed industry standards and requirements set forth by the the owner's "Description of Work", City of Aurora, the State of Illinois, and this plan set.
- The City of Aurora must be notified at least two (2) working days prior to the commencement or resumption of any work.
- The contractor shall coordinate all permit and inspection requirements with responsible local, state, and federal agencies. The contractor shall include the costs of this coordination and all inspection fees in the bid price.
- All work performed by the contractor shall come with a warranty against defects in workmanship and materials. This warranty period shall run concurrent with the required warranty periods the owner must provide to each local government agency, as a condition of the permit.
- The contractor will be held solely responsible for and shall take precautions necessary to avoid property damage to adjacent properties during the construction of this project.
- All structures, inlets, pipes, swales, roads and public egresses must be kept clean and free of dirt and debris at all times.
- Any field tiles encountered during construction shall be recorded showing size, location, and depth by the contractor, and either reconnected and rerouted or connected to the storm sewer system. The owner shall be notified immediately upon encountering any tile.
- The contractor shall field verify the elevations of the benchmarks prior to commencing work. The contractor shall also field verify the location and elevation of existing pipe inverts, curb or pavement where matching into existing work. The contractor shall field verify horizontal control by referencing property corners to known property lines. Notify the engineer of discrepancies in either vertical or horizontal control prior to proceeding.
- All elevations are on NAVD 88 datum.
- Parking areas designated as A.D.A. and all sidewalk shall be compliant with state and local A.D.A. requirements.
- Tactile warning plates per IDOT specifications shall be placed at all locations where sidewalk that is to be replaced intersects public roads and at locations indicated in this plan set.
- The contractor shall verify the location of all utilities in the field prior to construction. This includes sanitary sewer, water main, storm sewer, General Telephone, Commonwealth Edison, Northern Illinois Gas and cable television, if any. The J.U.L.I.E. number is 1-800-892-0123.
- Property corners shall be carefully protected until they have been referenced by a Professional Land Surveyor.
- The contractor shall keep careful measurements and records of all construction and shall furnish the Engineer, the Owner and the City with record drawings in a digital format compatible with AutoCAD Release 14 upon completion of his work.
- Any excess dirt or materials shall be placed by the contractor onsite at the owner's direction or as indicated on the plans.
- Notify the owner and City of Aurora of any existing wells. Obtain permit form the Illinois Bureau of Minerals and the State Water Survey. Cap and abandon wells in accordance with local, state, and federal regulations.
- Finish grade shall in all areas not specifically reserved for storm water management shall drain freely. No ponding shall occur. Tolerances to be observed will be measured to the nearest 0.04 of a foot for paved surfaces and 0.10 of a foot for unpaved areas.

LANDSCAPING LEGEND



GENERAL LEGEND



VICINITY MAP



OWNER:

RDK VENTURES, LLC
KEVIN KIRCHNER
(OWNER REP)

550 WARRENVILLE ROAD, SUITE 400
LISLE, ILLINOIS 60532



DIAL 811 OR (800)
892-0123

ENGINEER:



INDEX OF SHEETS

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C2.2	REMOVALS PLAN NORTH
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C10	MOLITOR PLAN AND PROFILE
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L01	LANDSCAPE PLAN

Development Data Entry Worksheet

Project Information - Fill in all the GREEN Boxes - if Not Applicable Please Leave Blank

Data Entry Fields are indicated in Green	
DST Project Number	2020.037
Owner/Tenant/Developer Company (or Full Name of Petitioner)	Ryan Swanson - Arc Design Resources Inc.
Non-Profit Organization	No
Subdivision Name	Diehl's Marywood Acres
Subdivision Unit/Phase	Unit Five
Subdivision Lot Number	Lot 127 and 119
Tax/Parcel Identification Number(s) (PINs):	15-11-229-007 / 15-11-228-010
School District	131
Park District	FVPD
Proposed land use(s) (i.e. Single Family Detached, Retail, Manufacturing):	Gas Station w/ Convenience Store
Total Property Size in Square Feet	157,986
Number of Existing or Proposed Lots	1 proposed
Number of Existing Street Frontages	2.00
Total Property being Subdivided in Square Feet	n/a
Total Property being Annexed in Square Feet	157,986
Total Lot Coverage Square Footage (buildings and pavement)	51,519
Open space / Landscaped area in Square Feet	106,467
Site Disturbance in Square Feet	191,000
Tributary Area in Square Feet	-
Turf Detention in Square Feet	approx. 20000
Wet/Wetland Retention Area in Square Feet	n/a
Total High-water Line for all Wet Bottom Stormwater Detention/Retention Facilities in Linear Footage	n/a
Total High-water Line for all Dry Bottom Stormwater Detention/Retention Facilities in Linear Footage	approx. 773
Right-of-way to be Vacated in Square Feet	n/a
Easements to be Vacated in Square Feet	31348 (future road easement)
Proposed New Right-of-way in Square Feet	2167 (additional along Molitor)
Proposed New Right-of-way in Linear Feet of Centerline	n/a
Proposed New Easements in Square Feet	unknown at this time
Total Street Frontage (existing and proposed) in Linear Feet of Curb Line	approx 875
Construction Value in dollars	unknown at this time
New Jobs Created in FTE	unknown at this time
Additional Data for Non-Residential or Multi-Family (if Not Applicable Please Leave Blank)	
Building Foundation perimeter in Linear Feet(Typical)	324
Total Lot Perimeter in Linear Feet	1,823
Buffer Yard in Linear Feet	916
Number of buildings	1.00
Building Height in feet	23.00
Total Building Square Footage	approx 5,200
First Floor Building Square Footage	approx 5,200
Number of building stories	1
Square Footage of retail floor area	unknown at this time
Existing Parking Spaces (All types)	-
Existing and Proposed Perpendicular surface parking lot spaces (number of individually accessible spaces)	26
Existing and Proposed Parallel surface parking lot spaces (number of individually accessible spaces)	-
Existing and Proposed Angled surface parking lot spaces (number of individually accessible spaces)	-
Existing and Proposed Handicapped surface parking lot spaces (number of individually accessible spaces)	2
Existing and Proposed Enclosed parking lot spaces (number of individually accessible spaces)	-
Bike parking (number of bike racks)	-
Exterior Material List (including colors) for all buildings and accessory structures:	unknown at this time
Building fire suppression information including any proposed use of sprinkler systems, fire alarm systems, whether fire extinguishers are needed:	unknown at this time
General description of business to be conducted within each building including: will there be rack storage in the building, will there be storage of combustible materials over twelve feet in height, clearance of sprinkler heads and stored materials (18 inch minimum):	unknown at this time
Additional Data for Non-Residential Uses (if Not Applicable Please Leave Blank)	
"Excluded Square Footage": storage, processing, mechanical rooms and restrooms	portion of 5,200 total s.f.
Hotel and motel guestrooms	-
Single room occupancy units/guestrooms	-
Bed and breakfast guestrooms	-
Lodging house rooming house or boarding house guestrooms	-
Business or professional offices, including financial institutions floor area	-
Food and beverage establishments number of seats	-
Gasoline station, vehicle repair and service structures floor area	portion of 5,200 total s.f.
Additional Data for Landscape Materials to be Installed (if Not Applicable Please Leave Blank)	
Number of Canopy Trees	23
Number of Evergreen Trees	17
Number of Understory Trees	18
Number of Evergreen Shrubs	25
Number of Deciduous Shrubs	87
Number of Ornamental Grasses	-
Number of Perennials	-
Number of Annuals	-
Groundcover Square Footage	-
Turf (Seeded) Square Footage	approx 160,000
Turf (Sod) Square Footage	-
Native Prairie Square Footage	-
Native Wetland Seeding/Planting Square Footage	-



PROJECT NAME
OWNER'S NAME

PRELIMINARY PLAN - CIRCLE K - AURORA, IL

NW CORNER OF
FARNSWORTH AVE.
AND MOLITOR RD.

RDK VENTURES, LLC
KEVIN KIRCHNER (OWNER REP)
550 WARRENVILLE ROAD, SUITE 400
LISLE, ILLINOIS 60532

CONSULTANTS

ISSUED FOR

	DATE
1. AGENCY REVIEW	11-18-2020
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SHEET TITLE

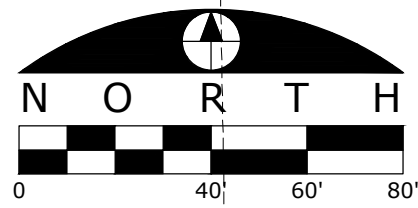
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CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

17195

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PRELIMINARY PLAN
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AURORA, IL

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ARC DESIGN
RESOURCES INC.

5281 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

PRELIMINARY
PLAN - CIRCLE K
- AURORA, IL

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SHEET TITLE

COMPREHENSIVE
LAYOUT PLAN

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CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

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