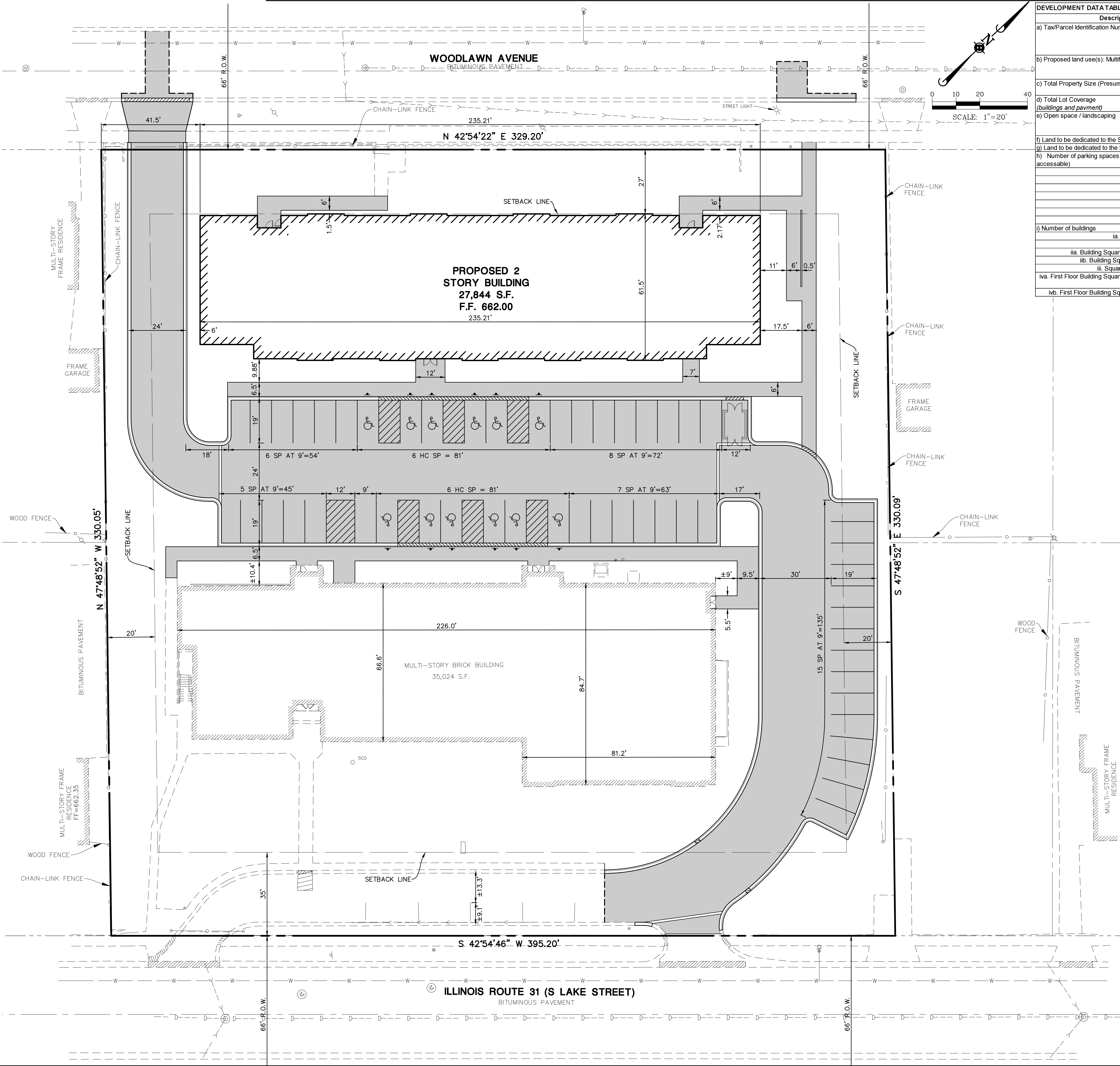
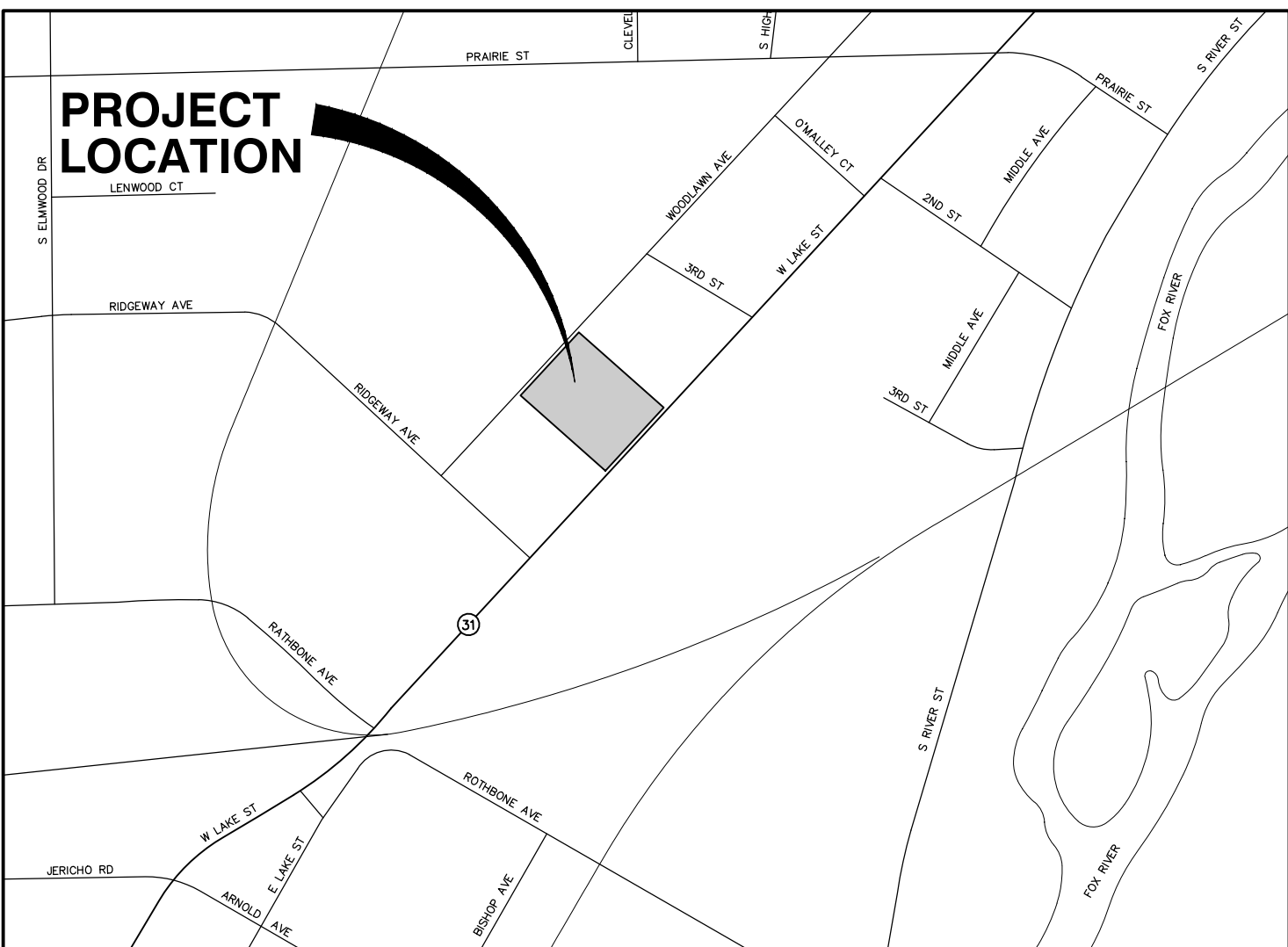


FINAL PLAN FOR FOX VALLEY APARTMENTS - LINCOLN SCHOOL SUBDIVISION



DEVELOPMENT DATA TABLE: PRELIMINARY PLAN - Lincoln School Adaptive Reuse (Existing and New)					
Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-28-129-008 and 15-28-129-025			j) Total Number of Residential Dwelling Units	36	units
			i. Gross Density	14.43	du/acre
			ii. Net Density	0.00	Net Density
b) Proposed land use(s): Multifamily Affordable Housing			k) Number of Single Family Dwelling Units	0	units
			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 (Presumed)	2.494	Acres	iv. Bedroom Mx	0%	% 1 bdr
d) Total Lot Coverage (buildings and pavement)	108,653	Square feet		0%	% 2 bdr
e) Open space / landscaping	66,278	Square feet		0%	% 3 bdr
	61%	Percent		0%	% 4 bdr
	42,375	Square feet	v. Number of Single Family Corner Lots	0	units
	39%	Percent	vi. 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 accessible)	58	spaces	iii. Unit Square Footage (average)	-	square feet
i. surface parking lot	58	spaces	iv. Bedroom Mx	0%	% 1 bdr
perpendicular	54	spaces		0%	% 2 bdr
parallel	4	spaces		0%	% 3 bdr
angled	0	spaces		0%	% 4 bdr
handicapped	0	spaces	m) Number of Multifamily Dwelling Units	36	units
ii. enclosed	0	spaces	i. Gross Density	14.43	du/acre
iii. bike	0	racks	ii. Net Density	0.00	Net Density
	2		iii. Unit Square Footage (average)	665	square feet
la. Number of stories (Existing)	2	stories	iv. Bedroom Mx	0%	Efficiency
lb. Number of stories (New)	2	stories			
lia. Building Square Footage (typical) - Existing	42,587	square feet	5 Units (473 SF average)	14%	% Studio
liib. Building Square Footage (typical) - New	27,844	square feet	3 Units (648 SF average)	8%	% 1 bdr
lii. Square Footage of retail floor area	0	square feet	6 Units (791 SF average)	17%	% 2 bdr
liia. First Floor Building Square Footage (typical) - Existing	16,331	square feet	22 Units (1,095 SF average)	61%	% 3 bdr
liib. First Floor Building Square Footage (typical) - New	13,922	square feet	36 Units total		



LOCATION MAP

N.T.S.

FOX VALLEY APARTMENTS, LP
AN ILLINOIS LIMITED PARTNERSHIP
346 N LAKE STREET
AURORA, IL 60506
MICHAEL POULAKIDAS
(630) 896-5150
MICHAEL@MJPLAWOFFICE.COM

SITE DATA

SITE AREA 2.50 ACRES
STANDARD PARKING PROVIDED 42 SPACES
HANDICAP PROVIDED 12 SPACES

STANDARD SYMBOLS

EXISTING	PROPOSED

MANHARD CONSULTING LTD.

City of Aurora, Illinois

FOX VALLEY APARTMENTS - LINCOLN SCHOOL SUBDIVISION

FINAL PLAN FOR FOX VALLEY APARTMENTS - LINCOLN SCHOOL SUBDIVISION

PROJ. MGR.: TEC
PROJ. ASSOC.: STG
DRAWN BY: MH
DATE: 08-26-21
SCALE: 1"=20'
SHEET 1 OF 2
CCAAU104

MANHARD CONSULTING LTD.

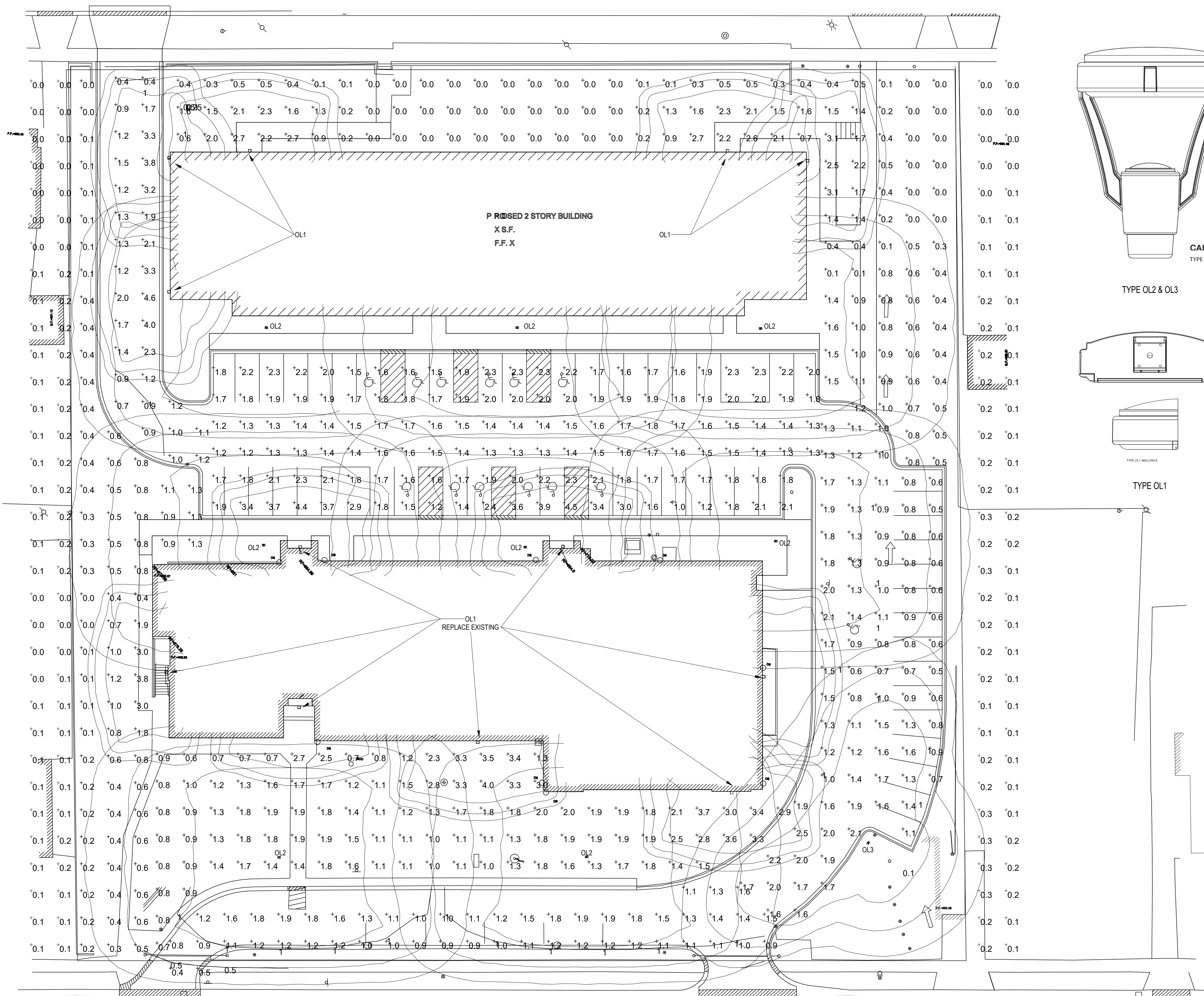
City of Aurora, Illinois

FOX VALLEY APARTMENTS - LINCOLN SCHOOL SUBDIVISION

FINAL PLAN FOR FOX VALLEY APARTMENTS - LINCOLN SCHOOL SUBDIVISION

PROJ. MGR.: TEC
PROJ. ASSOC.: STG
DRAWN BY: MH
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SHEET 1 OF 2
CCAAU104

SITE PHOTOMETRICS FOR FOX VALLEY APARTMENTS - LINCOLN SCHOOL SUBDIVISION

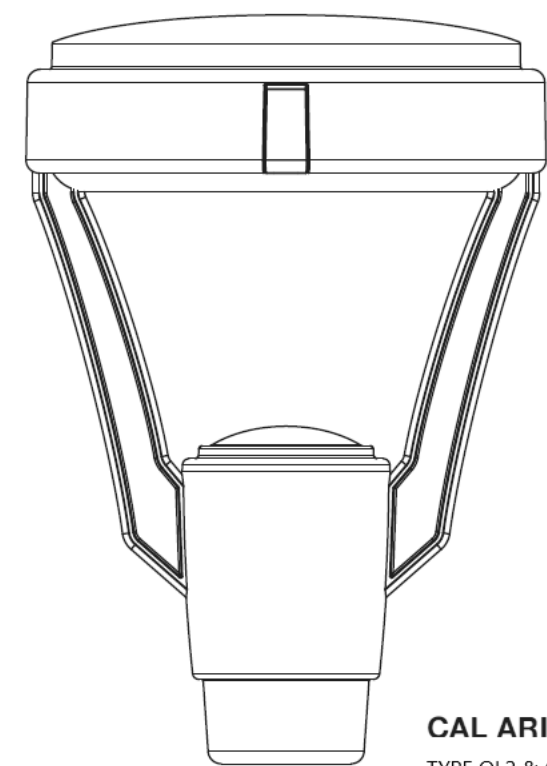


NORTH
1 SITE PHOTOMETRIC PLAN
1" = 20'-0"

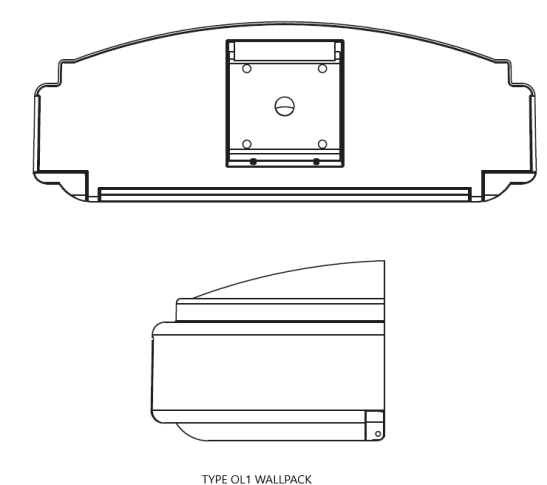
EXTERIOR LUMINAIRE SCHEDULE

Fixture #	Description	Value	Unit
OL1	4235 LUMENS, 4000K LED	187,562	Lumens
OL2	14050 LUMENS, 4000K LED	107,360	Square Feet
OL3	10382 LUMENS, 4000K LED	107,360	Square Feet

Fixture #	Description	Value	Unit
OL1	4235 LUMENS, 4000K LED	187,562	Lumens
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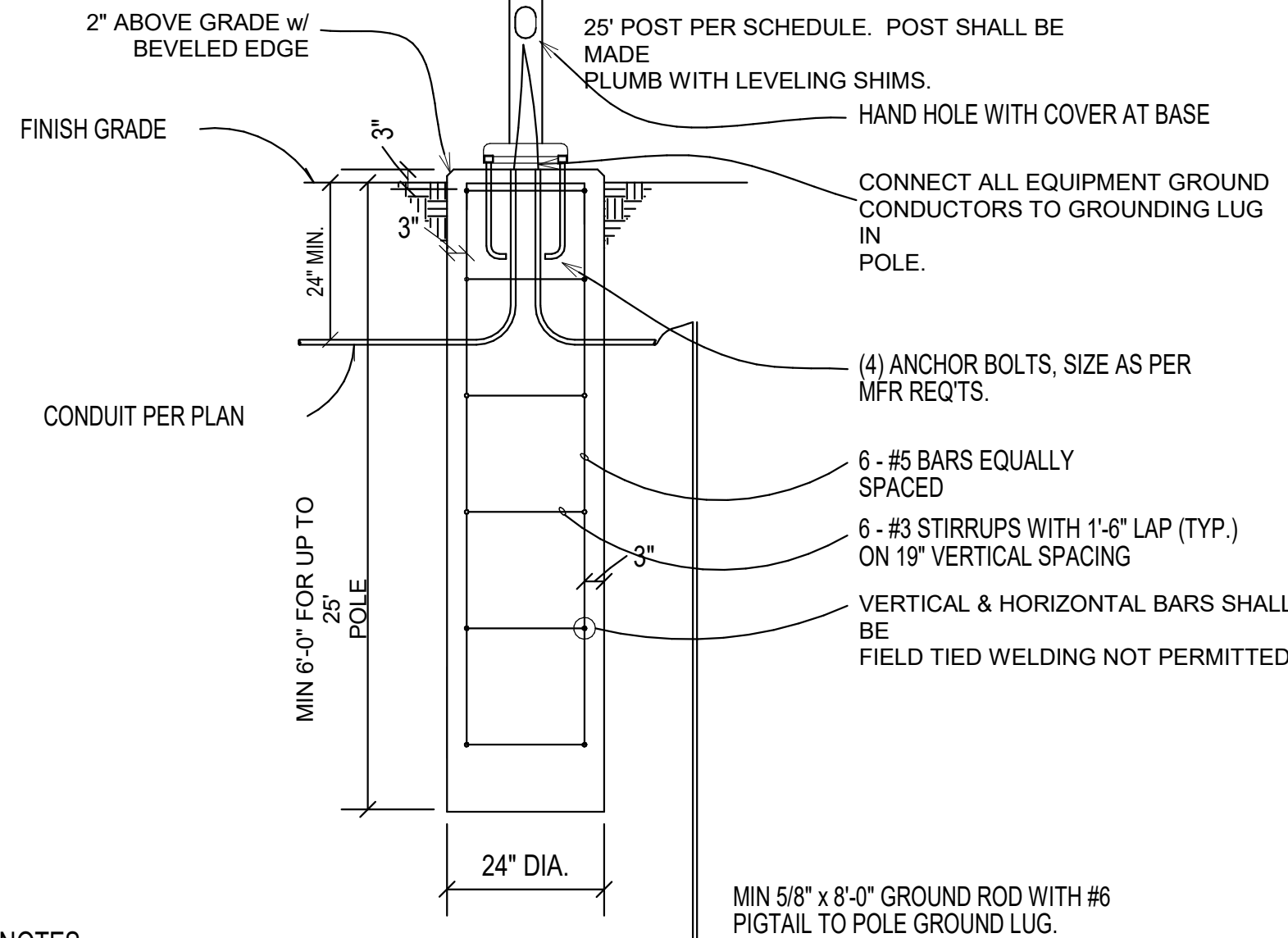


TYPE OL2 & OL3



TYPE OL1

TYP. POST & FOUNDATION



NOTES:

- 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONC. WITH GRADE 60 REINF. STEEL.
- FOUNDATION EXCAVATION SHALL BE AUGERED IN UNDISTURBED SOIL OR PROPERLY COMPACTED FILL PER DIVISION 1 SPECIFICATIONS. DEWATER BEFORE POURING CONCRETE.
- PROVIDE WEATHERPROOF FUSEHOLDERS (EQUAL TO BUSSMAN HEB) AND FUSES (EQUAL TO BUSSMAN KTK SERIES) FOR ALL UNGROUNDED CONDUCTORS.

Photometric Data Table

Fixture #	Description	Value	Unit
OL1	i) Type of Fixture (i.e. Pole, Wall Mounted)	-	Wall sconce
OL1	ii) manufacturer and model number(s)	-	VISIONAIRE Aria series
OL1	iii) Number of these Fixtures Shown	12	Fixtures
OL1	vi) Lamp source type (bulb type, i.e. high pressure sodium, LED)	-	LED
OL1	v) Lumen output and wattage per Fixture	105	Lumen/Wattage
OL1	vi) Mounting Height / Fixture Height	15	Feet (nominal)
OL2	i) Type of Fixture (i.e. Pole, Wall Mounted)	-	POST TOP MOUNTED
OL2	ii) manufacturer and model number(s)	-	VISIONAIRE Aria series
OL2	iii) Number of these Fixtures Shown	8	Fixtures
OL2	vi) Lamp source type (bulb type, i.e. high pressure sodium, LED)	-	LED
OL2	v) Lumen output and wattage per Fixture	139	Lumen/Wattage
OL2	vi) Mounting Height / Fixture Height	25	Square Feet
OL3	i) Type of Fixture (i.e. Pole, Wall Mounted)	-	POST TOP MOUNTED
OL3	ii) manufacturer and model number(s)	-	VISIONAIRE Aria series
OL3	iii) Number of these Fixtures Shown	1	Fixtures
OL3	vi) Lamp source type (bulb type, i.e. high pressure sodium, LED)	-	LED
OL3	v) Lumen output and wattage per Fixture	138	Lumen/Wattage
OL3	vi) Mounting Height / Fixture Height	25	Square Feet

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Center Parking Lot	+	1.9 fc	4.5 fc	1.0 fc	4.5:1	1.9:1
East Parking & Driveway	+	1.2 fc	1.9 fc	0.4 fc	4.8:1	3.0:1
East Yard	+	1.7 fc	4.0 fc	0.6 fc	6.7:1	2.8:1
N.W. corner Unpaved)	+	0.7 fc	3.1 fc	0.0 fc	N/A	N/A
North Parking Lot	+	1.3 fc	2.5 fc	0.5 fc	5.0:1	2.6:1
South Drive to Locust	+	1.7 fc	4.6 fc	0.4 fc	11.5:1	4.3:1
South Property Edge	+	0.6 fc	3.8 fc	0.0 fc	N/A	N/A
North Trespass	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A
South Trespass	+	0.1 fc	0.2 fc	0.0 fc	N/A	N/A