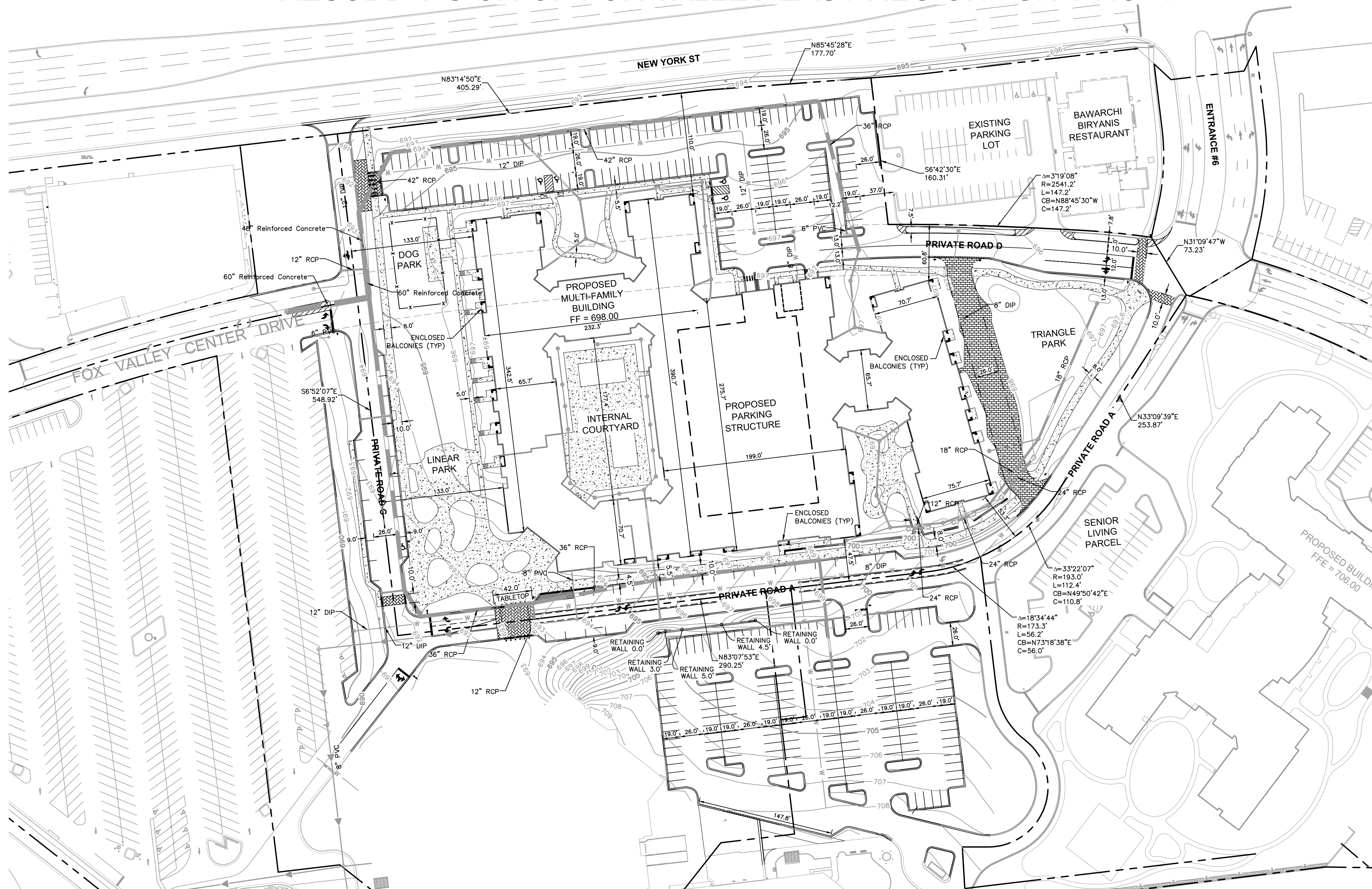
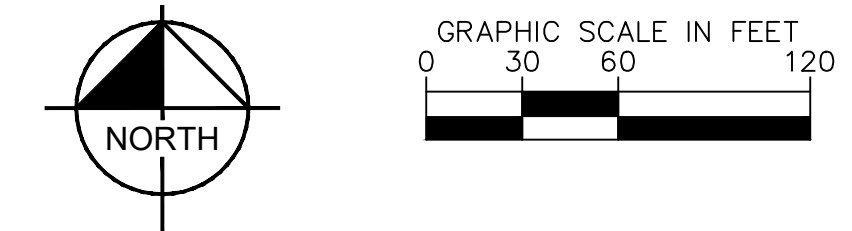
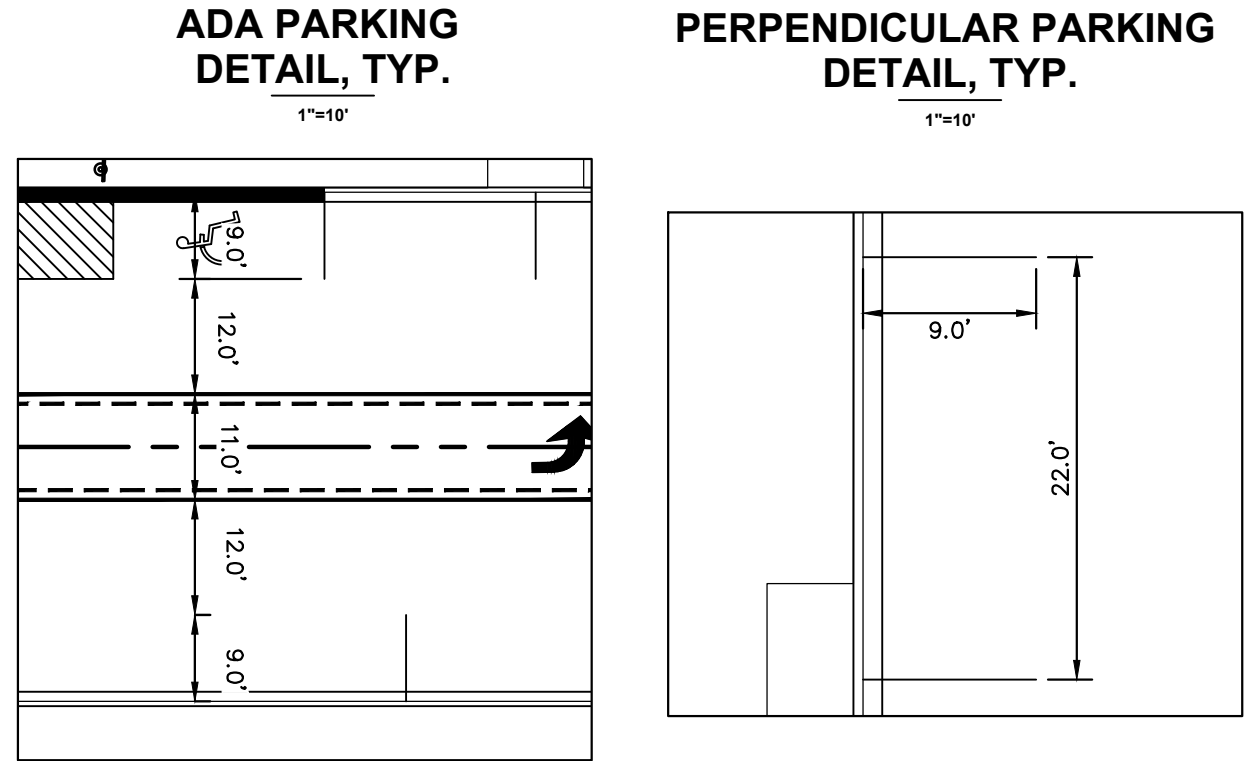
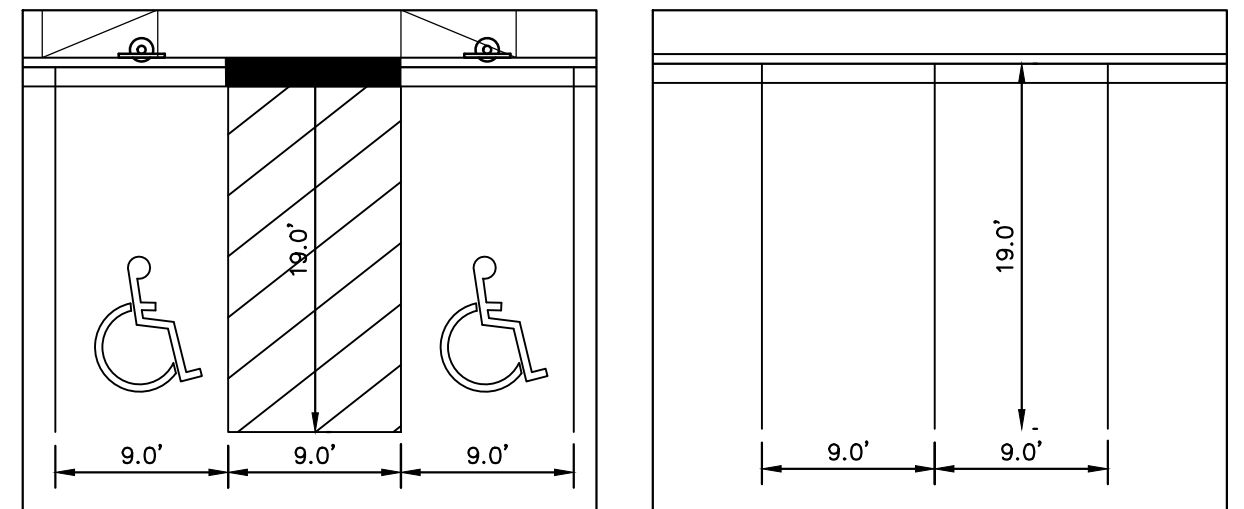


# PRELIMINARY PLAN FOR LOTS 1A1, 2A1, 3A1, AND 4A1 OF THE THIRD RESUBDIVISION OF FOX VALLEY EAST REGION I UNIT NO. 1

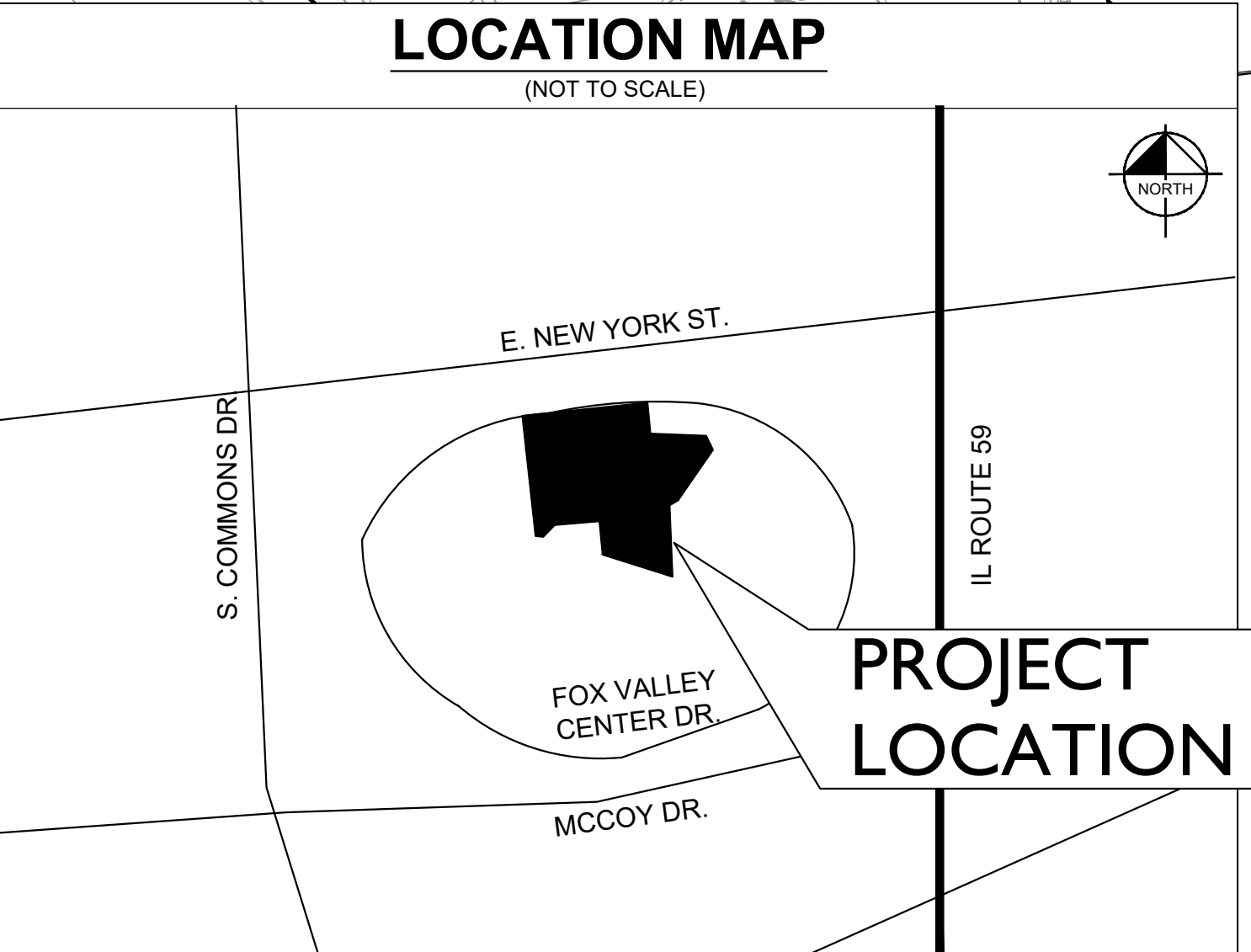


### LEGEND

	CONCRETE SIDEWALK
	ALTERNATE PAVEMENT AT FIRE LANE
	COLORLED CONCRETE
	STANDARD PITCH CONCRETE CURB AND GUTTER
	CONCRETE DEPRESSED CURB AND GUTTER
	PROPERTY LINE
	PROPOSED SIGN
	ADA STALL
	PROPOSED STORM SEWER LINE
	PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
	PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1713) (GRASS USE NEENAH R-1786)
	PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
	PROPOSED FIRE HYDRANT



**LOCATION MAP**  
(NOT TO SCALE)



**PROJECT LOCATION**

### Development Data Table: Preliminary Plan

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 07-21-401-093; 07-21-401-096 07-21-401-005; 07-21-401-008			j) Total Number of Residential Dwelling Units	319	units
b) Proposed land use(s): Multi-Family Residential			i. Gross Density	25.09	du/acre
c) Total Property Size	12.71590909	Acres	ii. Net Density	25.09	Net Density
d) Total Lot Coverage (buildings and pavement)	553.905	Square feet	k) Number of Single Family Dwelling Units	0	units
e) Open space / landscaping	292.837	Square feet	i. Gross Density	0.00	du/acre
f) Land to be dedicated to the School District	53%	Percent	ii. Net Density	0.00	Net Density
g) Land to be dedicated to the Park District	180.739	Square feet	iii. Unit Square Footage (average)	-	square feet
h) Number of parking spaces provided (individually accessible)	33%	Percent	iv. Bedroom Mix	0%	% 1 bdr
i. surface parking lot	499	spaces	v. Number of Single Family Corner Lots	0	units
perpendicular	172	spaces	vi. Number of Single Family Attached Dwelling Units	0	units
parallel	140	spaces	i. Gross Density	0.00	du/acre
angled	26	spaces	ii. Net Density	0.00	Net Density
handicapped	6	spaces	iii. Unit Square Footage (average)	-	square feet
ii. enclosed	327	spaces	iv. Bedroom Mix	0%	% 1 bdr
iii. bike	0	racks	0%	% 2 bdr	
j) Number of buildings	2		0%	% 3 bdr	
i. Number of stories	4 / 5	stories	0%	% 4 bdr	
ii. Building Square Footage (typical)	475,000	square feet	m) Number of Multifamily Dwelling Units	319	units
iii. Square Footage of retail floor area	493	square feet	i. Gross Density	25.09	du/acre
iv. First Floor Building Square Footage (typical)	120,000	square feet	ii. Net Density	25.09	Net Density
			iii. Unit Square Footage (average)	913	square feet
			iv. Bedroom Mix	11%	Efficiency
			45%	% 1 bdr	
			44%	% 2 bdr	
			0%	% 3 bdr	

**Kimley-Horn**  
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PHOENIX, AZ 85028  
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SCALE: AS NOTED  
DESIGNED BY: KCO  
DRAWN BY: KCO  
CHECKED BY: ANH

**ATLANTIC**  
**Centennial**  
**FOCUS**

PRELIMINARY PLAN FOR LOT 1A1, 2A1, 3A1, AND 4A1 OF THE THIRD RESUBDIVISION OF FOX VALLEY EAST REGION I UNIT NO. 1

RESIDENTIAL PHASE II AT  
**FOX VALLEY MALL**  
195 FOX VALLEY CENTER  
AURORA, IL 60504  
OWNER: ATLANTIC RESIDENTIAL  
3500 LENOX RD, SUITE 1250  
ATLANTA, GA 30326

ORIGINAL ISSUE: 03/01/2022  
KHA PROJECT NO. 168909002  
SHEET NUMBER **EX**

NO. CITY COMMENTS REVISIONS DATE BY

Drawing name: K:\GIS\_DEVELOPMENT\Projects\168909002\_Focus\_Aurora\_IL\2 Design\CAD\Exhibits\0312-8 Preliminary Plan.dwg EX Apr 13, 2022 3:10pm by Koye.O'Sullivan  
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