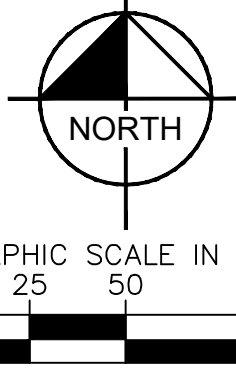
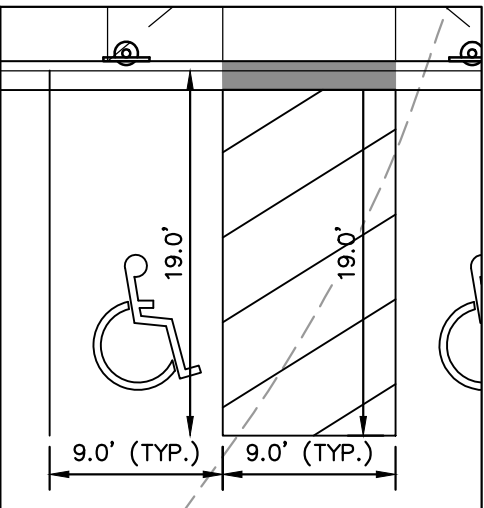


PRELIMINARY PLAN FOR LOT 2A OF THE SECOND RESUBDIVISION OF FOX VALLEY
EAST REGION I UNIT NO. 1

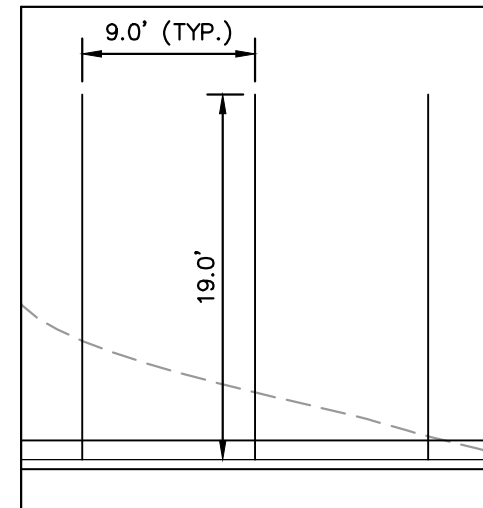


LEGEND

- CONCRETE SIDEWALK
- ALTERNATE PAVEMENT AT CROSSWALK
- CONCRETE PAVERS
- HARDSCAPE
- 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 (86.12 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

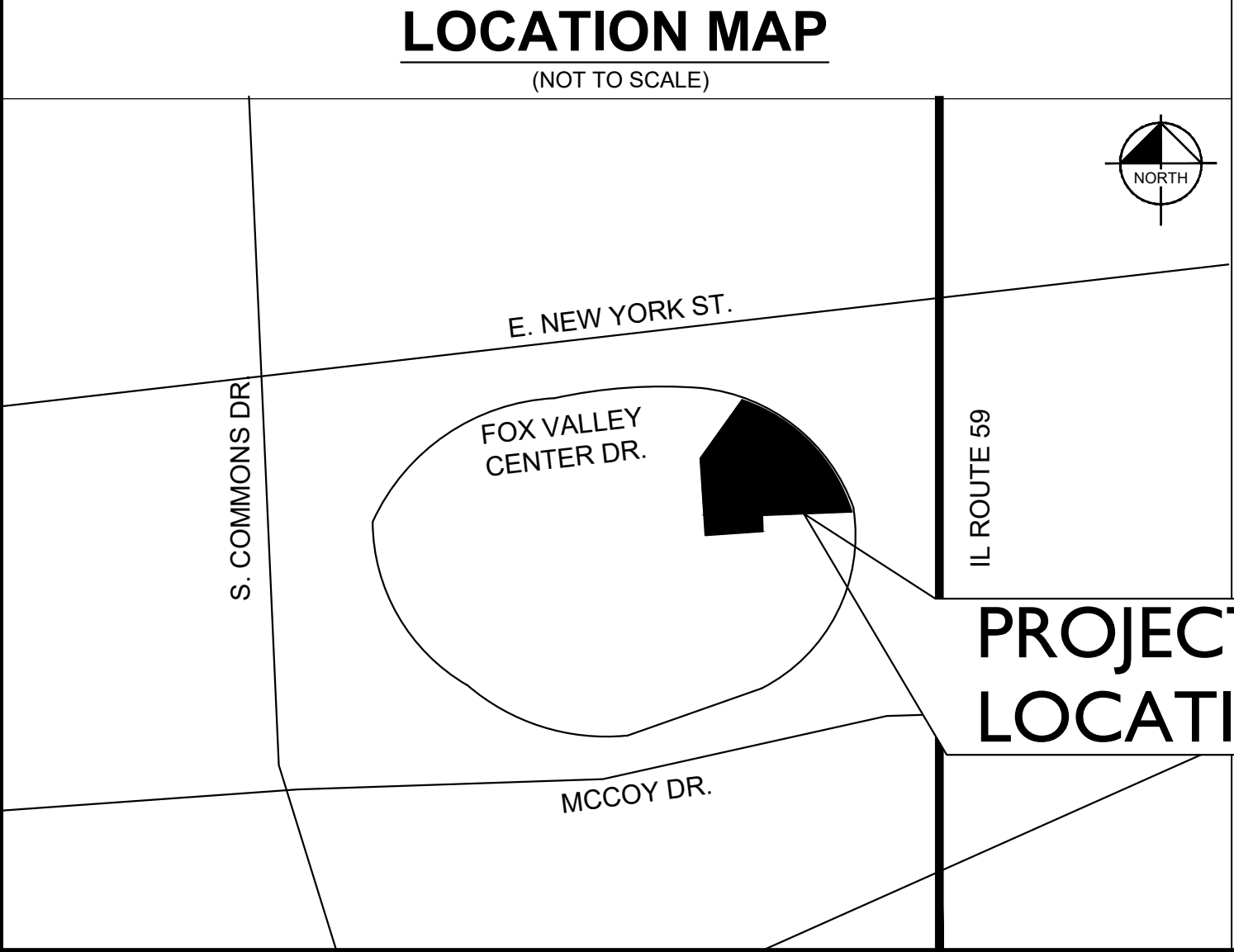


ADA PARKING
DETAIL, TYP.



PERPENDICULAR PARKING
DETAIL, TYP.

LOCATION MAP
(NOT TO SCALE)



**PROJECT
LOCATION**

ZONING: PLANNED
DEVELOPMENT
DISTRICT (PDD)
USE: FUTURE
COMMERCIAL RETAIL

ENTRANCE
#6

FOX VALLEY CENTER DR.

PROPOSED
BUILDING
FFE = 706.00

COVERED PARKING
18,208± SF, 60 SPACES

RESIDENTIAL BUILDING A
88 UNITS
ZONING: PLANNED
DEVELOPMENT DISTRICT (PDD) 3
USE: MULTI-FAMILY DWELLING
28 TUCK UNDER STALLS

RESIDENTIAL BUILDING B
37,924± SF, 91 UNITS
FFE = 693.50
9 TUCK UNDER STALLS

Development Data Table: Preliminary Plan					
Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 0721401096, 0721401097, 0721401098			j) Total Number of Residential Dwelling Units	108	units
			i. Gross Density	13.87	du/acre
			ii. Net Density	13.87	Net Density
b) Proposed land use(s): Senior Living - Independent Living, Assisted Living & Memory Care			k) Number of Single Family Dwelling Units	0	units
			i. Gross Density	0.00	du/acre
			ii. Net Density	0.00	Net Density
c) Total Property Size	7.787764004	Acres	iii. Unit Square Footage (average)	N/A	square feet
d) Total Lot Coverage (buildings and pavement)	339,235 202,193	Square feet Percent	iv. Bedroom Mix	0%	% 1 bdr
e) Open space / landscaping	137,039	Square feet		0%	% 2 bdr
f) Land to be dedicated to the School District	40%	Percent		20%	% 3 bdr
g) Land to be dedicated to the Park District	0	Acres		80%	% 4 bdr
h) Number of parking spaces provided (individually accessible)	161	spaces	v. Number of Single Family Corner Lots	0	units
i. surface parking lot	107	spaces	j) Number of Single Family Attached Dwelling Units	0	units
perpendicular	103	spaces	i. Gross Density	0.00	du/acre
parallel	0	spaces	ii. Net Density	0.00	Net Density
angled	0	spaces	iii. Unit Square Footage (average)	N/A	square feet
handicapped	4	spaces	iv. Bedroom Mix	0%	% 1 bdr
iii. enclosed	54	spaces		90%	% 2 bdr
iii. bike	0	racks		10%	% 3 bdr
j) Number of buildings	1		m) Number of Multifamily Dwelling Units	108	units
i. Number of stories	5	stories	i. Gross Density	13.87	du/acre
ii. Building Square Footage (typical)	275,000	square feet	ii. Net Density	13.87	Net Density
iii. Square Footage of retail floor area	0	square feet	iii. Unit Square Footage (average)	1,083	square feet
iv. First Floor Building Square Footage (typical)	64,000	square feet	iv. Bedroom Mix	0%	Efficiency
				40%	% 1 bdr
				50%	% 2 bdr
				10%	% 3 bdr

Kimley»Horn

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4201 WINFIELD ROAD, SUITE 600
NORTHFIELD, IL 60063
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

PRELIMINARY PLAN FOR
LOT 2A OF THE SECOND
RESUBDIVISION OF FOX
VALLEY EAST
REGION I UNIT NO. 1

SENIOR HOUSING AT FOX
VALLEY MALL
195 FOX VALLEY CENTER
AURORA, IL 60504
OWNER: INTEGRATED DEVELOPMENT II
2222 BIRCHWOOD LANE
NORTHFIELD, IL 60063

ORIGINAL ISSUE:
12/10/2021
KHA PROJECT NO.
268069001
SHEET NUMBER
EX1

REVISIONS	CITY COMMENTS	DATE	BY
No.			