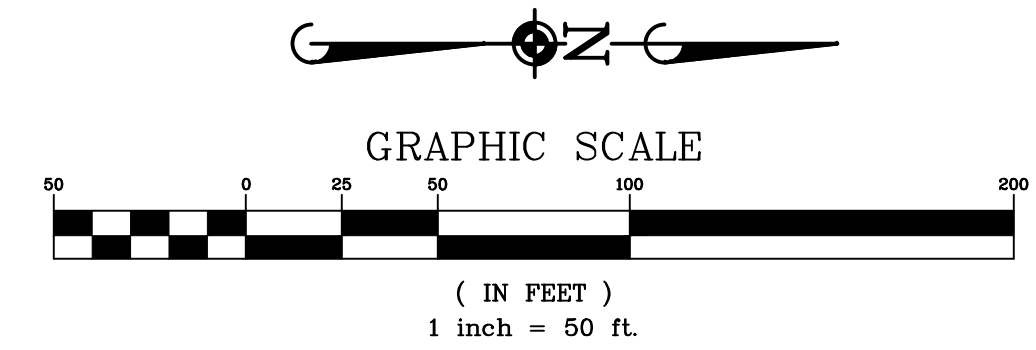


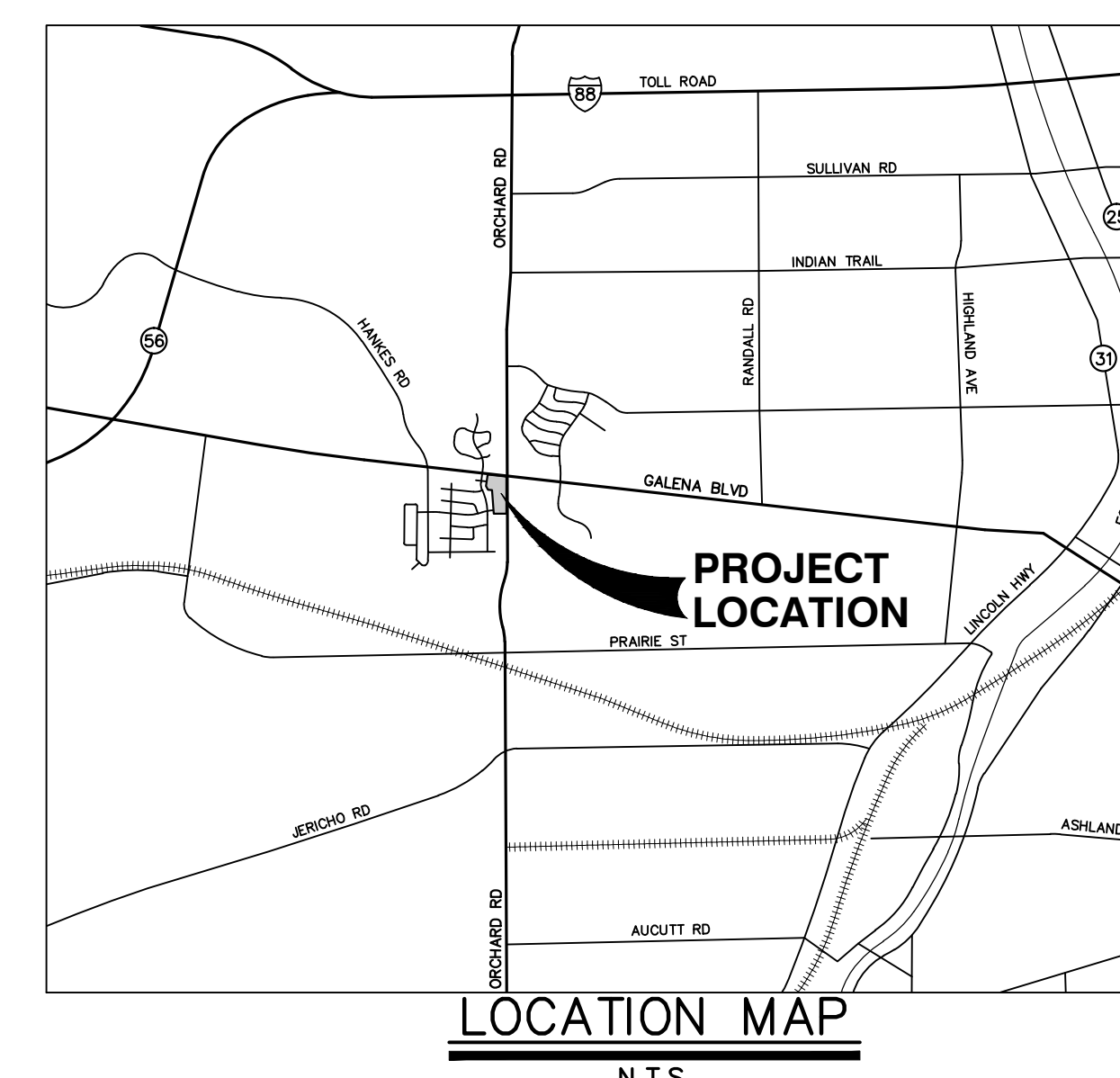
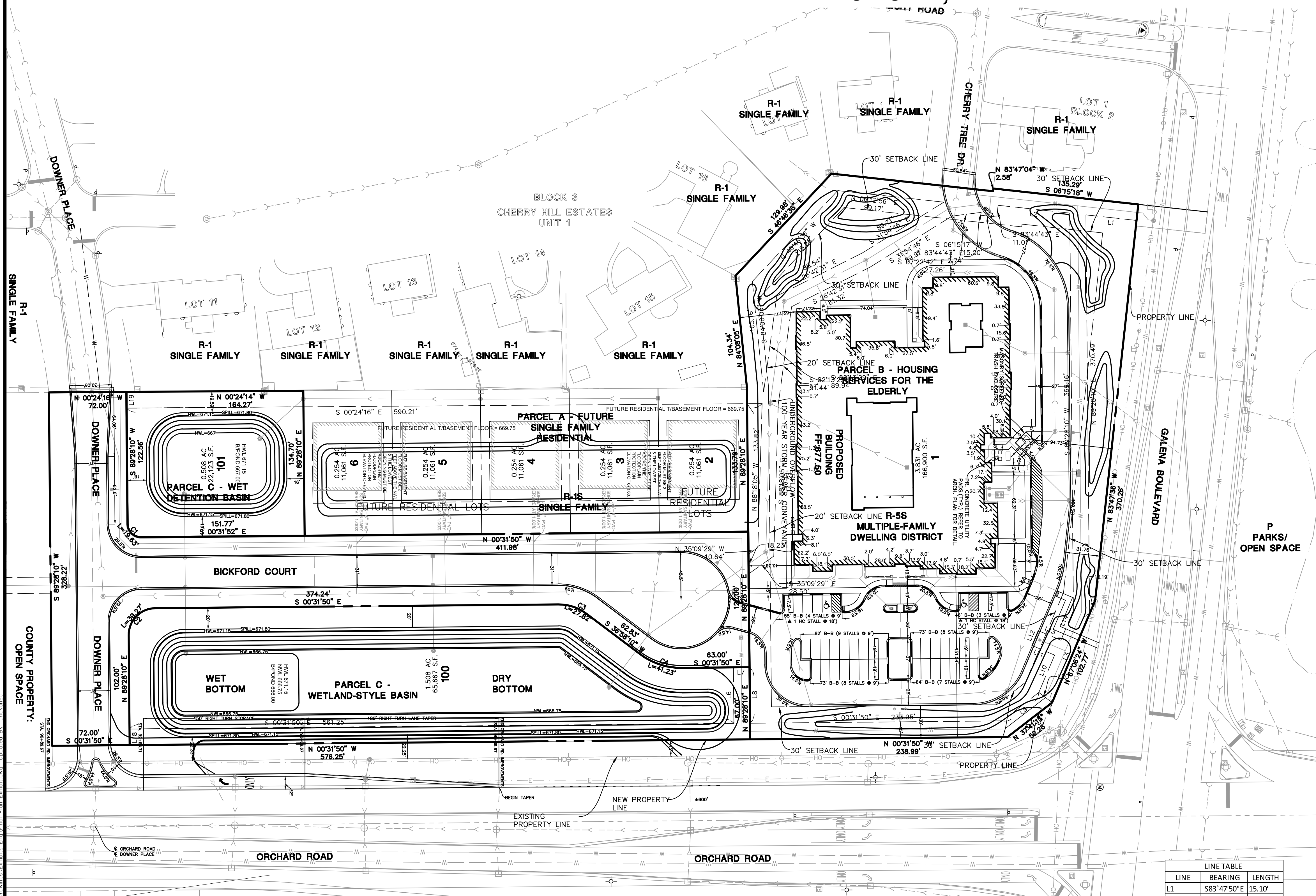
FINAL PLAN FOR BICKFORD OF AURORA

SW CORNER OF GALENA BOULEVARD AND ORCHARD ROAD AURORA, IL



STANDARD SYMBOLS

EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	COMBINED SANITARY SEWER	
	FORCE MAIN	
	DRAIN TILE	
	WATER MAIN	
	ELECTRIC	
	GAS	
	TELEPHONE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	STORM INLET	
	CLEANOUT	
	RIP RAP	
	VALVE IN VAULT	
	VALVE IN BOX	
	FIRE HYDRANT	
	BUFFALO BOX	
	FLARED END SECTION	
	STREET LIGHT	
	1 FOOT CONTOURS	
	CURB AND GUTTER	
	DEPRESSED CURB AND GUTTER	
	REVERSE CURB AND GUTTER	
	PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	MAIL BOX	
	SIGN	
	TRAFFIC SIGNAL	
	POWER POLE	
	GUY WIRE	
	GAS VALVE	
	HANDHOLE	
	ELECTRICAL EQUIPMENT	
	TELEPHONE EQUIPMENT	
	CHAIN-LINK FENCE	
	FEMA ZONE AE 100-YEAR EFFECTIVE FLOODPLAIN LIMIT	



LINE	BEARING	LENGTH
L1	S83°47'50"E	15.10'
L2	S00°31'50"W	22.82'
L3	S67°06'24"E	89.58'
L4	S67°06'24"E	45.60'
L5	S37°41'13"E	52.26'
L6	S89°28'10"W	52.00'
L7	N00°31'50"W	15.00'
L8	N89°28'10"E	52.00'
L9	N37°41'13"W	43.28'
L10	N67°06'24"W	37.64'
L11	S22°55'00"W	22.97'
L12	N67°05'00"W	15.00'
L13	N22°55'00"E	22.96'
L14	N67°06'24"W	29.90'
L15	S00°31'50"E	3.45'
L16	S89°28'10"W	15.00'
L17	N00°31'50"W	43.04'
L18	S89°28'10"W	15.00'
L19	S89°28'10"W	15.00'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	CENTRAL ANGLE
C1	12.50'	19.63'	S44°28'10"W	17.68'	90°00'00"
C2	25.00'	39.27'	S45°31'50"W	35.36'	90°00'00"
C3	42.50'	27.82'	S18°13'10"E	27.32'	37°30'00"
C4	63.00'	41.23'	S18°13'10"E	40.5'	37°30'00"

Description	Value	Unit	Description	Value	Unit
a) Tax Parcel Identification Number(s) (PINs): 14-24-232-011 and 14-24-276-029			j) Total Number of Residential Dwelling Units	60	units
b) Proposed land use(s): R1 (S) detention facility, public right-of-way			i) Gross Density	0.62	du/acre
			ii) Net Density	15	du/acre
			k) Number of Single Family Dwelling Units	0	units
c) Total Property Size	9.05	Acres	i) Gross Density	N/A	du/acre
	394,283	Square Feet	ii) Net Density	N/A	du/acre
d) Total Lot Coverage	142,877	Square Feet	iii) Unit Square Footage (average)	N/A	square feet
(buildings and pavement)	36%	Percent	iv) Bedroom Mix	N/A	% 1 bdr
e) Open space / landscaping	251,405	Square Feet		N/A	% 2 bdr
	64%	Percent		N/A	% 3 bdr
f) Land to be dedicated to the School District	N/A	Acres	v) Number of Single Family Corner Lots	0	units
g) Land to be dedicated to the Park District	N/A	Acres	vi) Number of Single Family Attached Dwelling Units	N/A	units
h) Number of parking spaces provided (individually accessible)	41	spaces	i) Gross Density	N/A	du/acre
i) surface parking lot	41	spaces	ii) Net Density	N/A	du/acre
perpendicular	39	spaces	iii) Unit Square Footage (average)	N/A	square feet
parallel	0	spaces	iv) Bedroom Mix	N/A	% 1 bdr
angled	0	spaces		N/A	% 2 bdr
handicapped	2	spaces		N/A	% 3 bdr
enclosed	0	spaces		N/A	% 4 bdr
enclosed	0	spaces		N/A	% 4 bdr
iii) bike	0	racks	m) Number of Multifamily Dwelling Units	N/A	units
n) Number of buildings	N/A	units	i) Gross Density	N/A	du/acre
i) Number of stories	1	stories	ii) Net Density	N/A	du/acre
ii) Building Square Footage (average)	38,000	square feet	iii) Unit Square Footage (average)	N/A	square feet
iii) Gross Floor Area of commercial use	N/A	GFA	iv) Bedroom Mix	N/A	% 1 bdr
iv) Building Foundation perimeter (Typical)	1147	Linear Footage		N/A	% 2 bdr
				N/A	% 3 bdr

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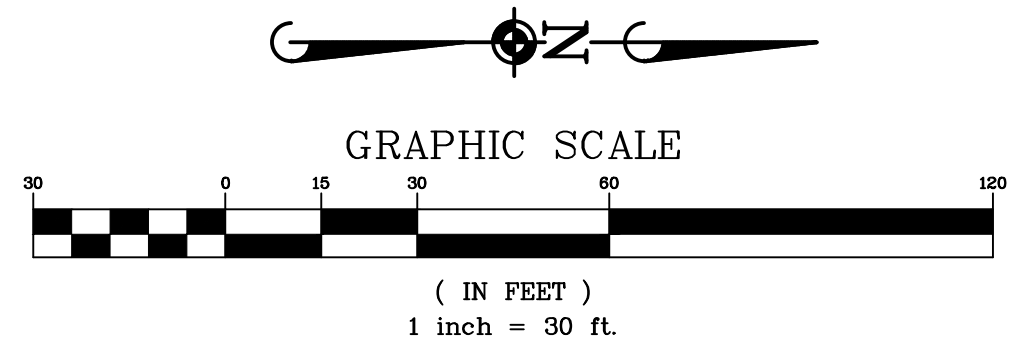
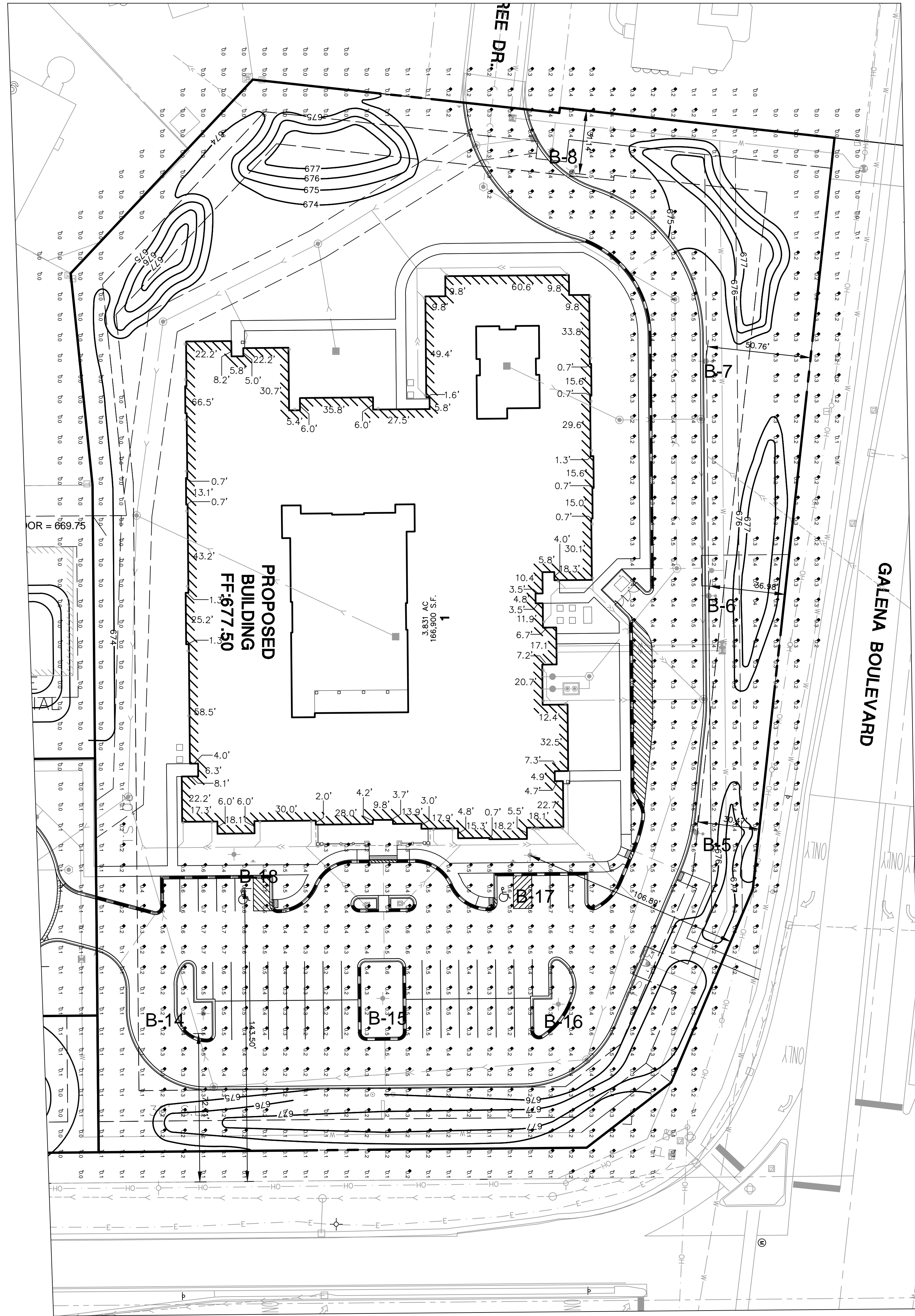
BICKFORD OF AURORA
AURORA, ILLINOIS
FINAL PLAN FOR BICKFORD OF AURORA

PROJECT ASSOC.: SL
DATE: 9-03-15
SCALE: 1"=50'

SHEET **1** OF **2**

CBC.AUL101

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LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
○	B	9	A850 R3	CAST ALUMINUM HOUSING, CLEAR GLASS PRISMATIC REFRACTOR SURROUNDING LAMP WITH FORMED SEMI-SPECULAR ALUMINUM HOUSE SIDE SHIELD ATTACHED, CLEAR POLYCARBONATE PATTERNED OUTER ENCLOSURE.	ONE 150-WATT HIGH PRESSURE SODIUM.	A850-RE3G-175MH-IES	16000	0.81	193

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.4 fc	0.7 fc	0.1 fc	7.0:1	4.0:1

LUMINAIRE LOCATIONS						
No.	Label	X	Y	MH	Orientation	Tilt
5	B	1160.3	1091.0	19.8	180.0	0.0
6	B	1043.3	1089.3	19.8	180.0	0.0
7	B	928.3	1087.8	19.8	180.0	0.0
8	B	833.2	1020.8	19.8	135.9	0.0
14	B	1257.0	831.0	19.8	0.0	0.0
15	B	1257.0	927.0	19.8	0.0	0.0
16	B	1257.0	1023.0	19.8	0.0	0.0
17	B	1186.0	1000.0	19.8	90.0	0.0
18	B	1186.0	854.5	19.8	90.0	0.0

Photometric Data Table			
Description	Value	Unit	
Total proposed external lumens	144000	Lumens	
Total square footage of area to be illuminated	166900	Square Feet	
Fixture #	Description	Value	Unit
B	i) Type of Fixture (i.e. Pole, Wall Mounted)	Pole	
	ii) manufacturer and model number(s)	Sternberg Lighting A850	
	iii) Number of these Fixtures Shown	9	Fixtures
	iv) Lamp source type (bulb type, i.e. high pressure sodium, LED)	High Pressure Sodium	
	v) Lumen output and wattage per Fixture	16000/163	Lumen/Wattage
	vi) Mounting Height / Fixture Height	20	Feet

DATE	REVISIONS

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BICKFORD OF AURORA
AURORA, ILLINOIS
PHOTOMETRIC PLAN

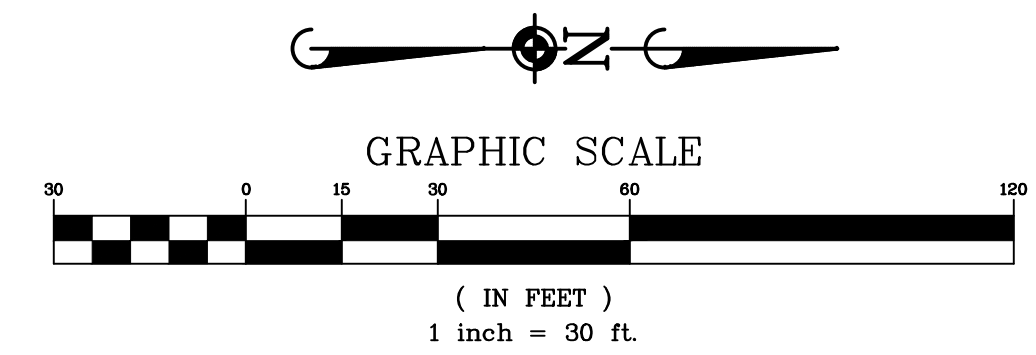
OWNED BY: BICKFORD OF AURORA, LLC
 PROJECT ASSOCIATE: S. J. DEMBIS
 DRAWN BY: DEM3
 DATE: 09-03-15
 SCALE: 1" = 30'
 SHEET 2 OF 2
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ISSUED FOR FINAL ENGINEERING

FINAL PLAN FOR BICKFORD OF AURORA - LOT 1

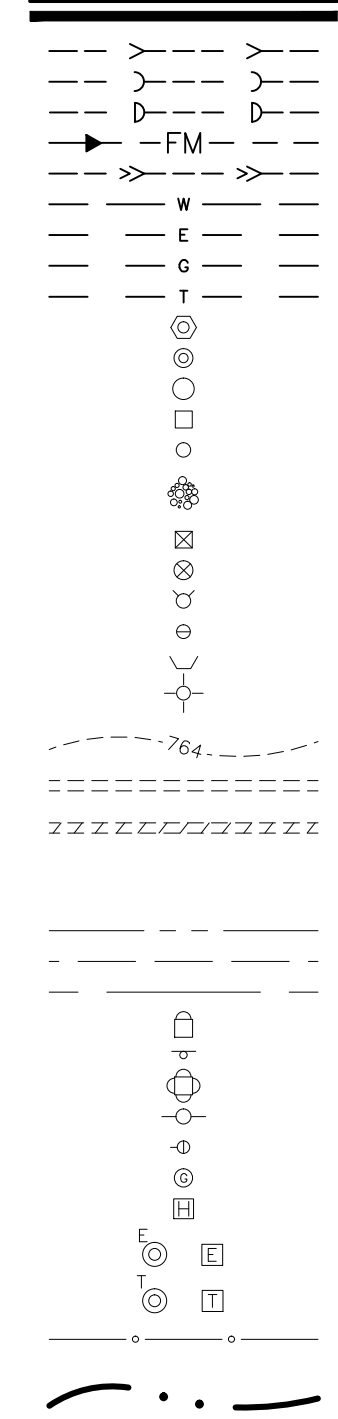
SW CORNER OF GALENA BOULEVARD AND ORCHARD ROAD

AURORA, IL

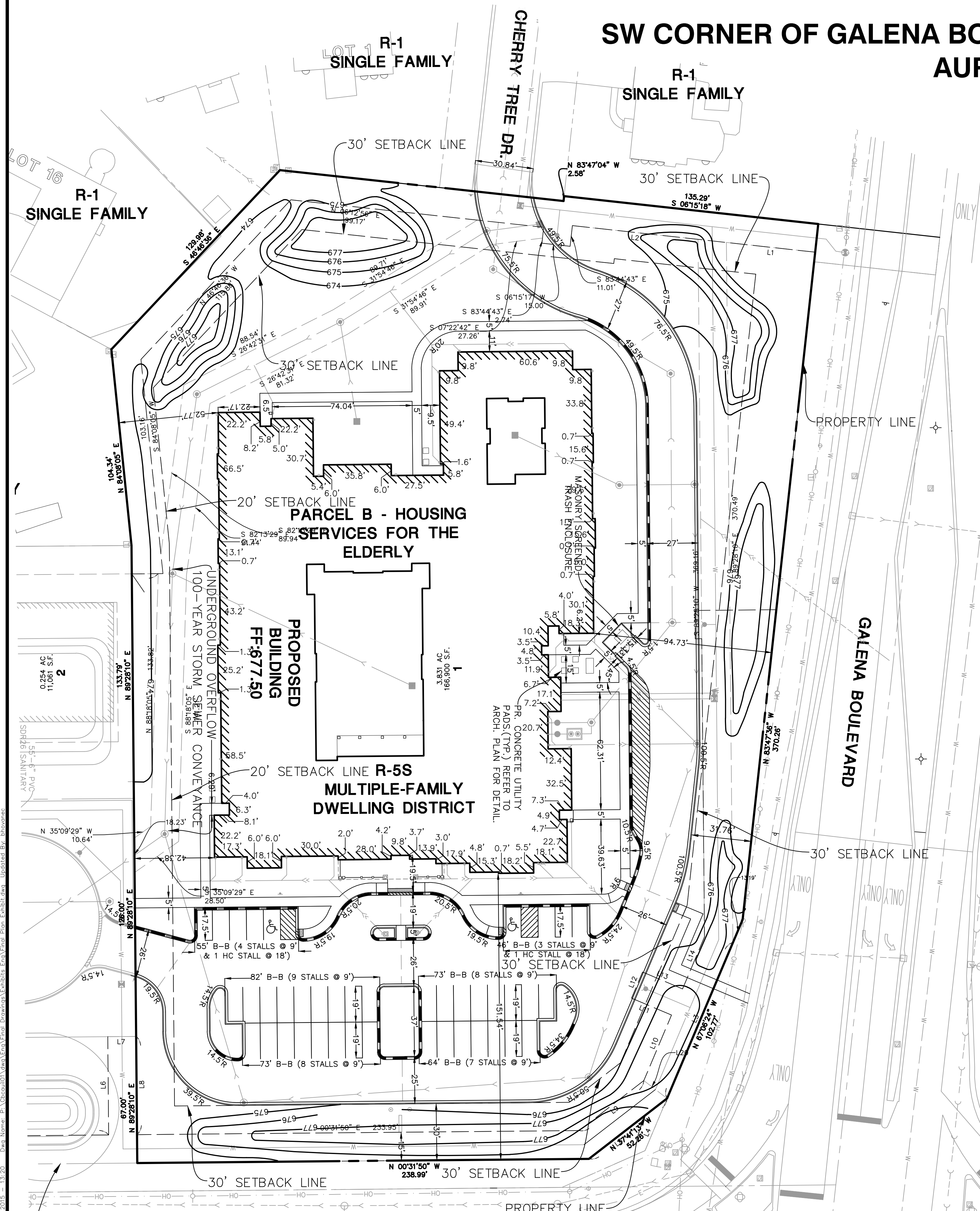
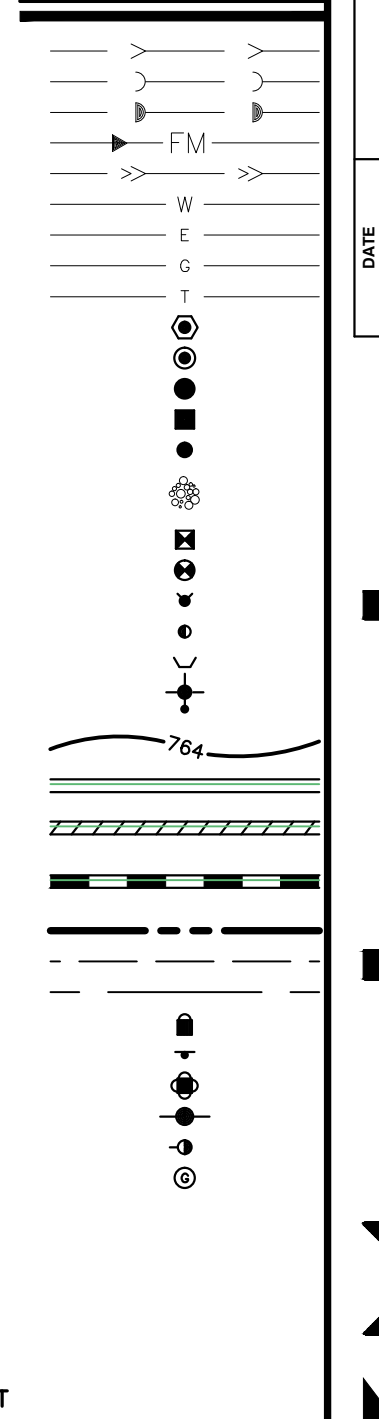


STANDARD SYMBOLS

EXISTING

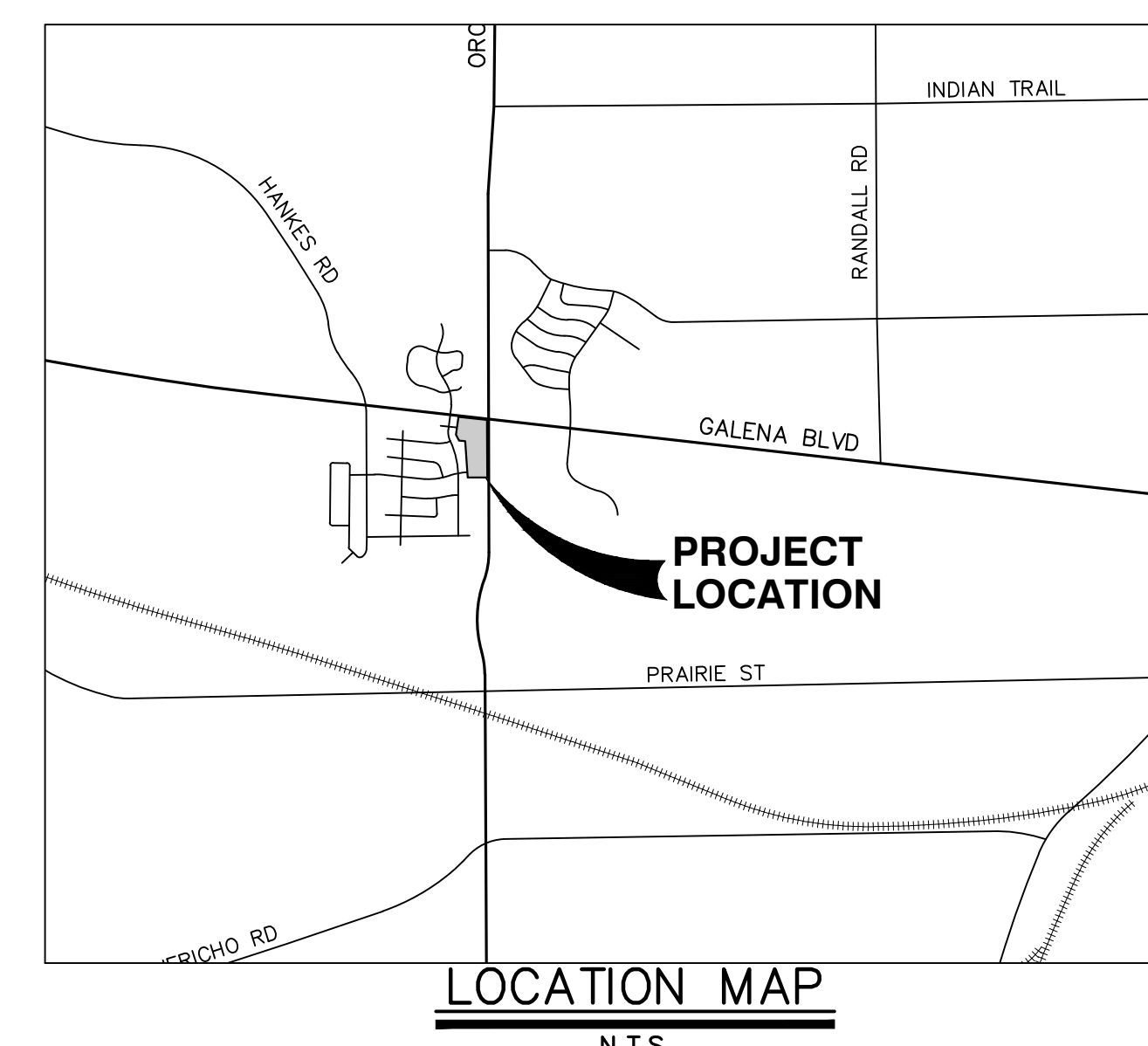


PROPOSED



FINAL PLAN FOR BICKFORD OF AURORA - LOT 1
Development Data Table: Preliminary/Final Plan

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 14-24-232-011			i) Total Number of Residential Dwelling Units	60	Units
b) Proposed land use(s): R-5 (S) houses services for the elderly			i. Gross Density	6.62	du/acre
c) Total Property Size	3.831	Acres	ii. Net Density	15.7	Net Density
d) Total Lot Coverage (buildings and pavement)	166,900	Square Feet	iii. Unit Square Footage (average)	N/A	Square Feet
e) Open space / landscaping	86,502	Square Feet	iv. Bedroom Mix	N/A	% 1 bdr
f) Land to be dedicated to the School District	N/A	Acres	v. Number of Single Family Corner Lots	N/A	Units
g) Land to be dedicated to the Park District	N/A	Acres	vi. Number of Single Family Attached Dwelling Units	N/A	Units
h) Number of parking spaces provided (individually accessible)	41	spaces	i. surface parking lot	41	spaces
i) Number of buildings	1	building	ii. perpendicular	39	spaces
ii. Building Square Footage (average)	166,900	square feet	iii. angled	0	spaces
iii. Gross Floor Area of commercial use	N/A	GFA	iv. hand-applied	2	spaces
iv. Building Foundation perimeter (Typical)	1147	Linear Footage	v. enclosed	0	spaces
			vi. bike	0	racks
			vii. Number of Multifamily Dwelling Units	N/A	Units
			i. Gross Density	N/A	du/acre
			ii. Net Density	N/A	Net Density
			iii. Unit Square Footage (average)	N/A	Square Feet
			iv. Bedroom Mix	N/A	% 1 bdr
			v. Number of Single Family Attached Dwelling Units	N/A	Units
			vi. Number of Single Family Corner Lots	N/A	Units
			vii. Number of Multifamily Dwelling Units	N/A	Units
			i. Gross Density	N/A	du/acre
			ii. Net Density	N/A	Net Density
			iii. Unit Square Footage (average)	N/A	Square Feet
			iv. Bedroom Mix	N/A	% 1 bdr
			v. Number of Single Family Attached Dwelling Units	N/A	Units
			vi. Number of Single Family Corner Lots	N/A	Units
			vii. Number of Multifamily Dwelling Units	N/A	Units



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	CENTRAL ANGLE
C1	12.50'	19.63'	S44°28'10"W	17.68'	90°00'00"
C2	25.00'	39.27'	S45°31'50"W	35.36'	90°00'00"
C3	42.50'	27.82'	S18°13'10"E	27.32'	37°30'00"
C4	63.00'	41.23'	S18°13'10"E	40.5'	37°30'00"

LINE TABLE

LINE	BEARING	LENGTH
L1	S83°47'50"E	15.10'
L2	S00°31'50"E	22.82'
L3	S67°06'24"E	89.58'
L4	S67°06'24"E	45.60'
L5	S37°41'13"E	52.26'
L6	S89°28'10"W	52.00'
L7	N00°31'50"W	15.00'
L8	N89°28'10"E	52.00'
L9	N37°41'13"W	43.28'
L10	N67°06'24"W	37.64'
L11	S22°55'00"W	22.97'
L12	N67°05'00"W	15.00'
L13	N22°55'00"E	22.96'
L14	N67°06'24"W	29.90'
L15	S00°31'50"E	3.45'
L16	S89°28'10"W	15.00'
L17	N00°31'50"W	43.04'
L18	S89°28'10"W	15.00'
L19	S89°28'10"W	15.00'

REVISIONS

DATE	BY	REVISIONS
10-09-15	MRH	REVISED PER CITY COMMENTS
09-29-15	MRH	REVISED PER CITY COMMENTS
07-31-15	MRH	REVISED PER CITY COMMENTS
07-10-15	MRH	REVISED PER CITY COMMENTS

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BICKFORD OF AURORA
AURORA, ILLINOIS
FINAL PLAN FOR BICKFORD OF AURORA - LOT 1

PROJECT ASSOC: SL
DRAWN BY: MRH
DATE: 09-03-15
SCALE: 1" = 30'

SHEET 1 OF 3

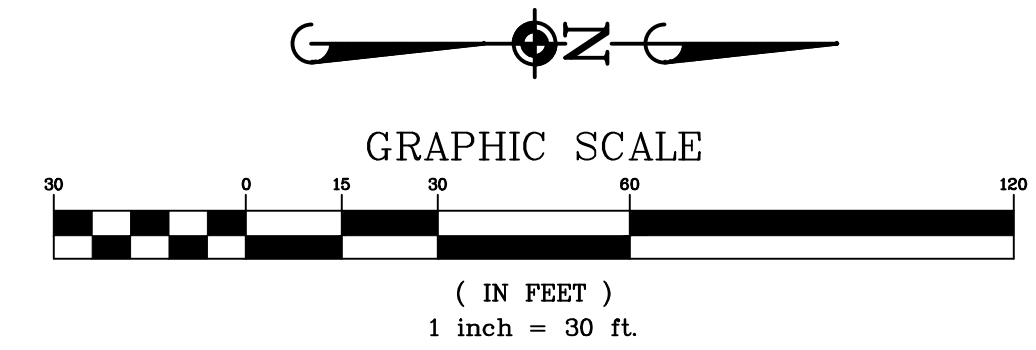
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ISSUED FOR FINAL ENGINEERING

FINAL PLAN FOR BICKFORD OF AURORA - LOT 100

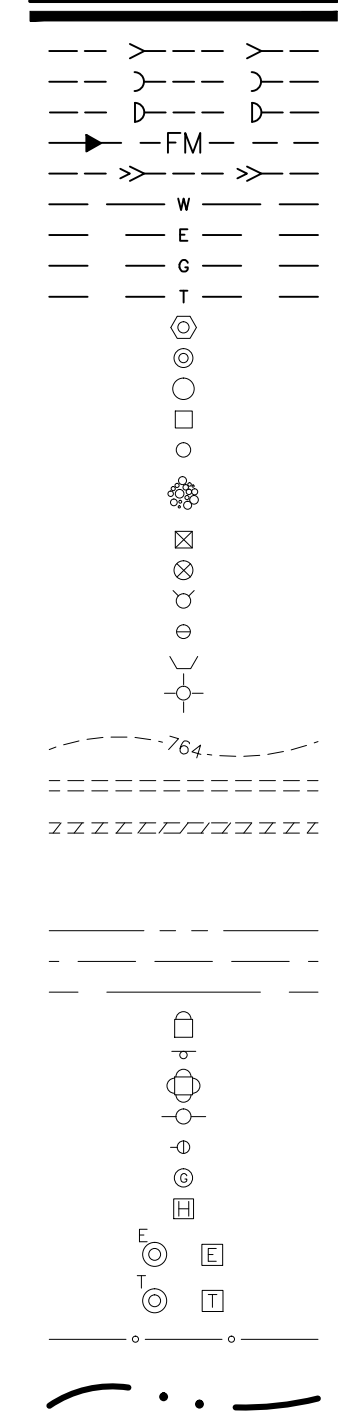
SW CORNER OF GALENA BOULEVARD AND ORCHARD ROAD

AURORA, IL

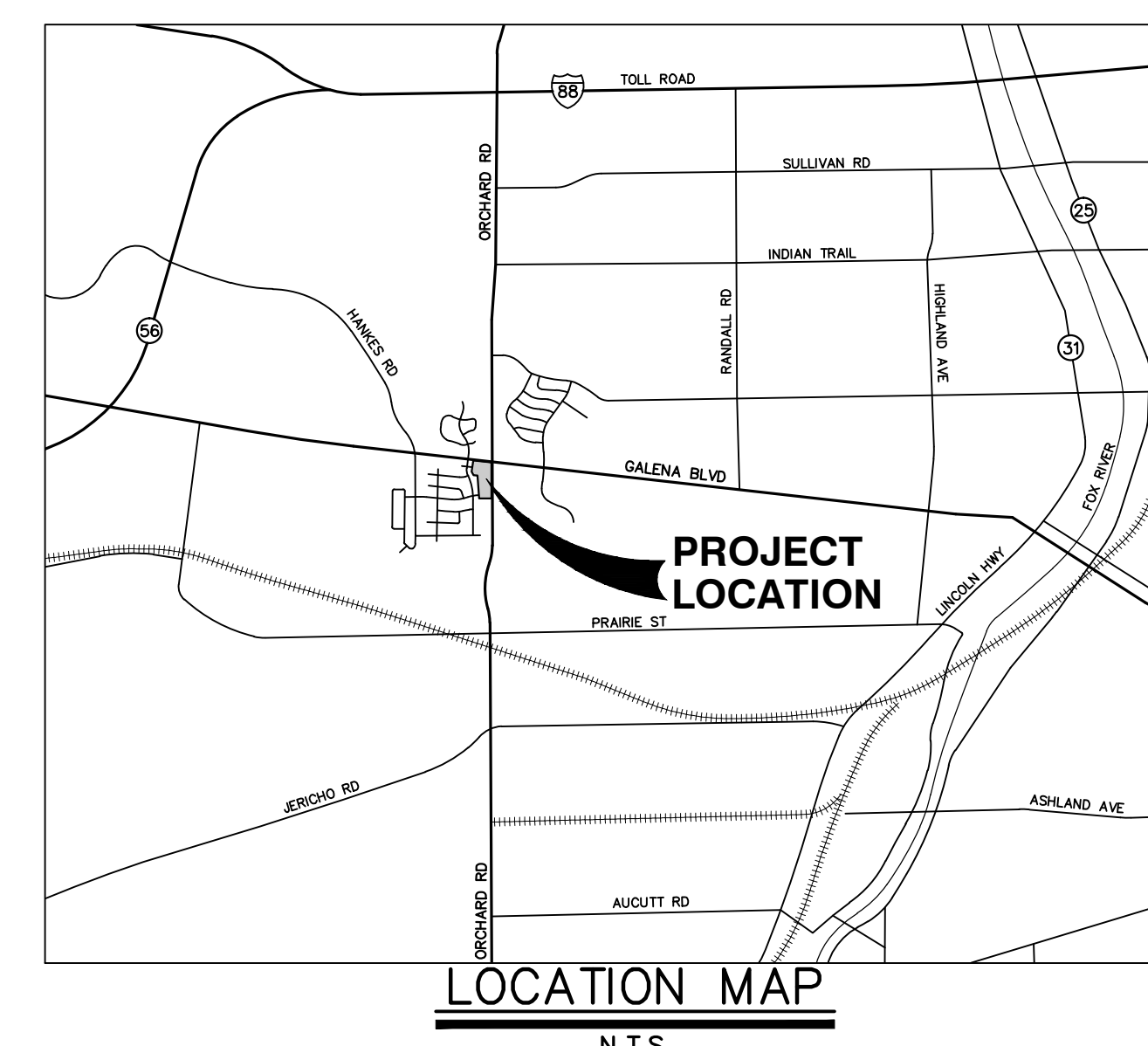
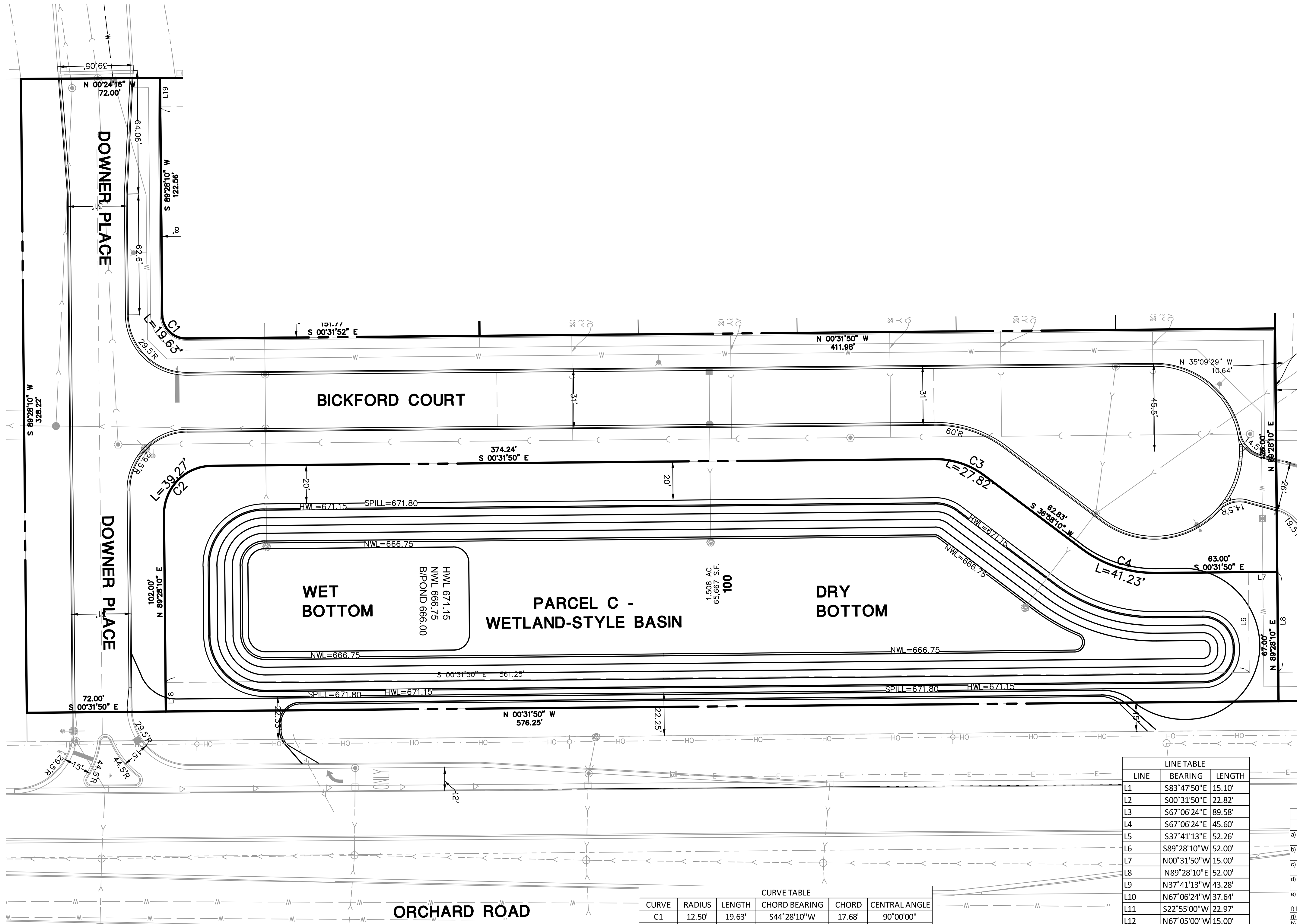
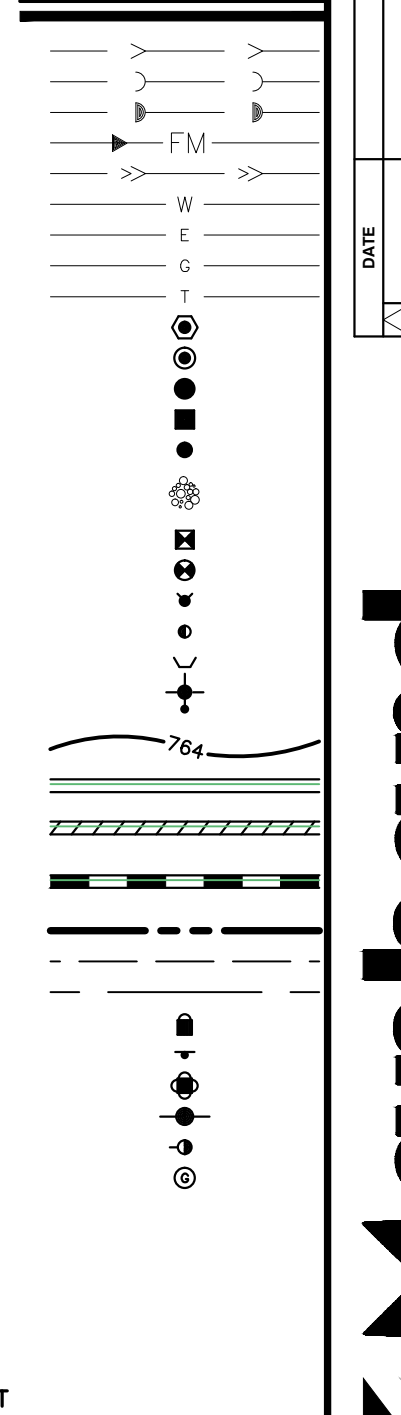


STANDARD SYMBOLS

EXISTING



PROPOSED



LINE	BEARING	LENGTH
L1	S83°47'50\"	15.10'
L2	S00°31'50\"	22.82'
L3	S67°06'24\"	89.58'
L4	S67°06'24\"	45.60'
L5	S37°41'13\"	52.26'
L6	S89°28'10\"	52.00'
L7	N00°31'50\"	15.00'
L8	N89°28'10\"	52.00'
L9	N37°41'13\"	43.28'
L10	N67°06'24\"	37.64'
L11	S22°55'00\"	22.97'
L12	N67°05'00\"	15.00'
L13	N22°55'00\"	22.96'
L14	N67°06'24\"	29.90'
L15	S00°31'50\"	3.45'
L16	S89°28'10\"	15.00'
L17	N00°31'50\"	43.04'
L18	S89°28'10\"	15.00'
L19	S89°28'10\"	15.00'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	CENTRAL ANGLE
C1	12.50'	19.63'	S44°28'10\"	17.68'	90°00'00\"
C2	25.00'	39.27'	S45°31'50\"	35.36'	90°00'00\"
C3	42.50'	27.82'	S18°13'10\"	27.32'	37°30'00\"
C4	63.00'	41.23'	S18°13'10\"	40.5'	37°30'00\"

Description		Value	Unit	Description		Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 14-24-232-011 and 14-24-276-029				j) Total Number of Residential Dwelling Units		N/A	units
b) Proposed land use(s): R1 (S) and RS (S), detention facility, public right-of-way				k) Gross Density		N/A	du/acre
c) Total Property Size		1.51	Acres	l) Net Density		N/A	Net Density
d) Total Lot Coverage (buildings and pavement)		65,667	Square Feet	m) Number of Single Family Dwelling Units		N/A	units
e) Open space / landscaping		74,311	Square Feet	n) Gross Density		N/A	du/acre
f) Land to be dedicated to the School District		N/A	Acres	o) Net Density		N/A	Net Density
g) Land to be dedicated to the Park District		N/A	Acres	p) Unit Square Footage (average)		N/A	square feet
h) Number of parking spaces provided (individually accessible)		N/A	spaces	q) Bedroom Mix		N/A	% 1 bdr
i) surface parking		N/A	spaces	r) % 2 bdr		N/A	% 2 bdr
j) parallel		N/A	spaces	s) % 3 bdr		N/A	% 3 bdr
k) angled		N/A	spaces	t) % 4 bdr		N/A	% 4 bdr
l) handicapped		N/A	spaces	u) Number of Single Family Corner Lots		N/A	units
m) enclosed		N/A	spaces	v) Number of Single Family Attached Dwelling Units		N/A	units
n) bike racks		N/A	racks	w) Gross Density		N/A	du/acre
o) Number of buildings		N/A	buildings	x) Net Density		N/A	Net Density
p) Number of stories		N/A	stories	y) Unit Square Footage (average)		N/A	square feet
q) Building Square Footage (average)		N/A	square feet	z) Bedroom Mix		N/A	Efficiency
r) Gross Floor Area of commercial use		N/A	square feet	aa) % 1 bdr		N/A	% 1 bdr
s) Building Foundation perimeter (Typical)		N/A	Linear Footage	bb) % 2 bdr		N/A	% 2 bdr
				cc) % 3 bdr		N/A	% 3 bdr
				dd) % 4 bdr		N/A	% 4 bdr

DATE	REVISIONS
07-10-15	REVISED PER CITY COMMENTS
09-28-15	REVISED PER CITY COMMENTS
10-08-15	REVISED PER CITY COMMENTS
07-01-15	REVISED PER CITY COMMENTS
07-10-15	REVISED PER CITY COMMENTS

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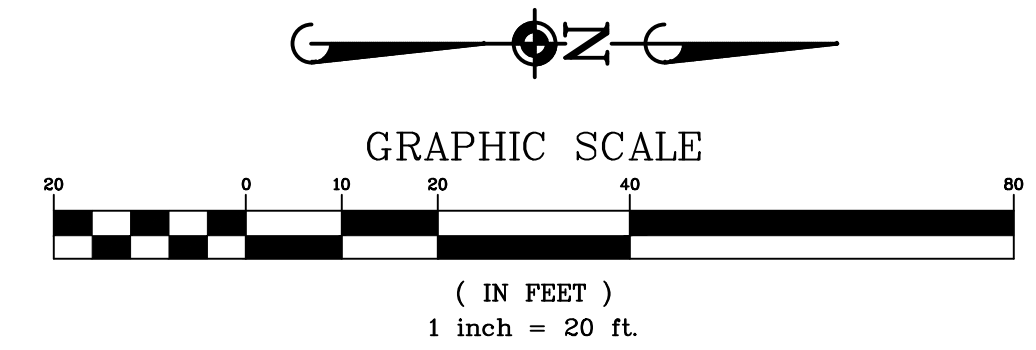
BICKFORD OF AURORA
AURORA, ILLINOIS
FINAL PLAN FOR BICKFORD OF AURORA - LOT 100
 PROJ. MGR.: SL
 PROJ. ASSOC.: SL
 DRAWN BY: MRH
 DATE: 9-03-15
 SCALE: 1" = 30'
SHEET 2 OF 3
 CBC.AUL.01

October 9, 2015 - 13:20 Day Name: P:\Chicagoland\Aurora\Final\Drawings\Exhibits\ExhA\Final Print Exhibit.dwg - Updated: Bk_brown

FINAL PLAN FOR BICKFORD OF AURORA - LOT 101

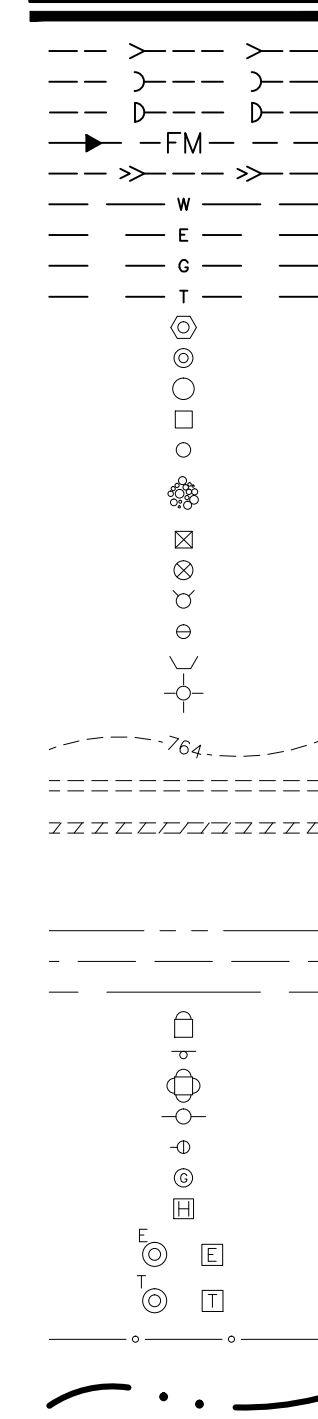
SW CORNER OF GALENA BOULEVARD AND ORCHARD ROAD

AURORA, IL

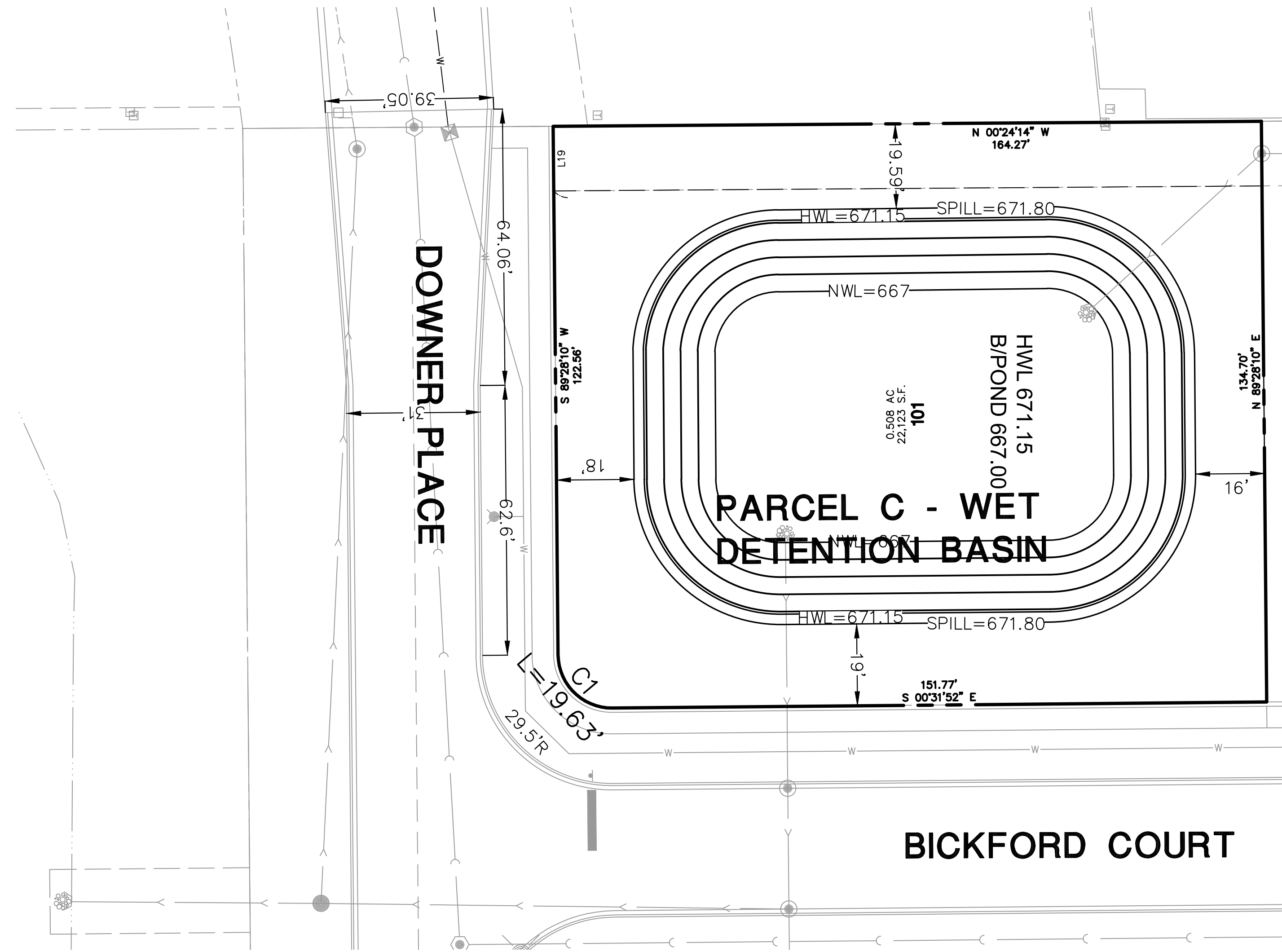
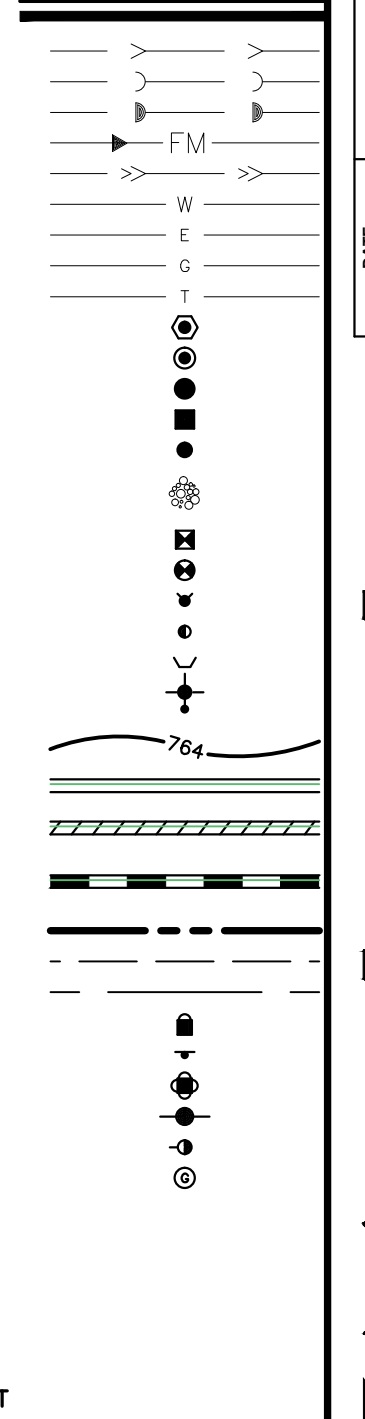


STANDARD SYMBOLS

EXISTING

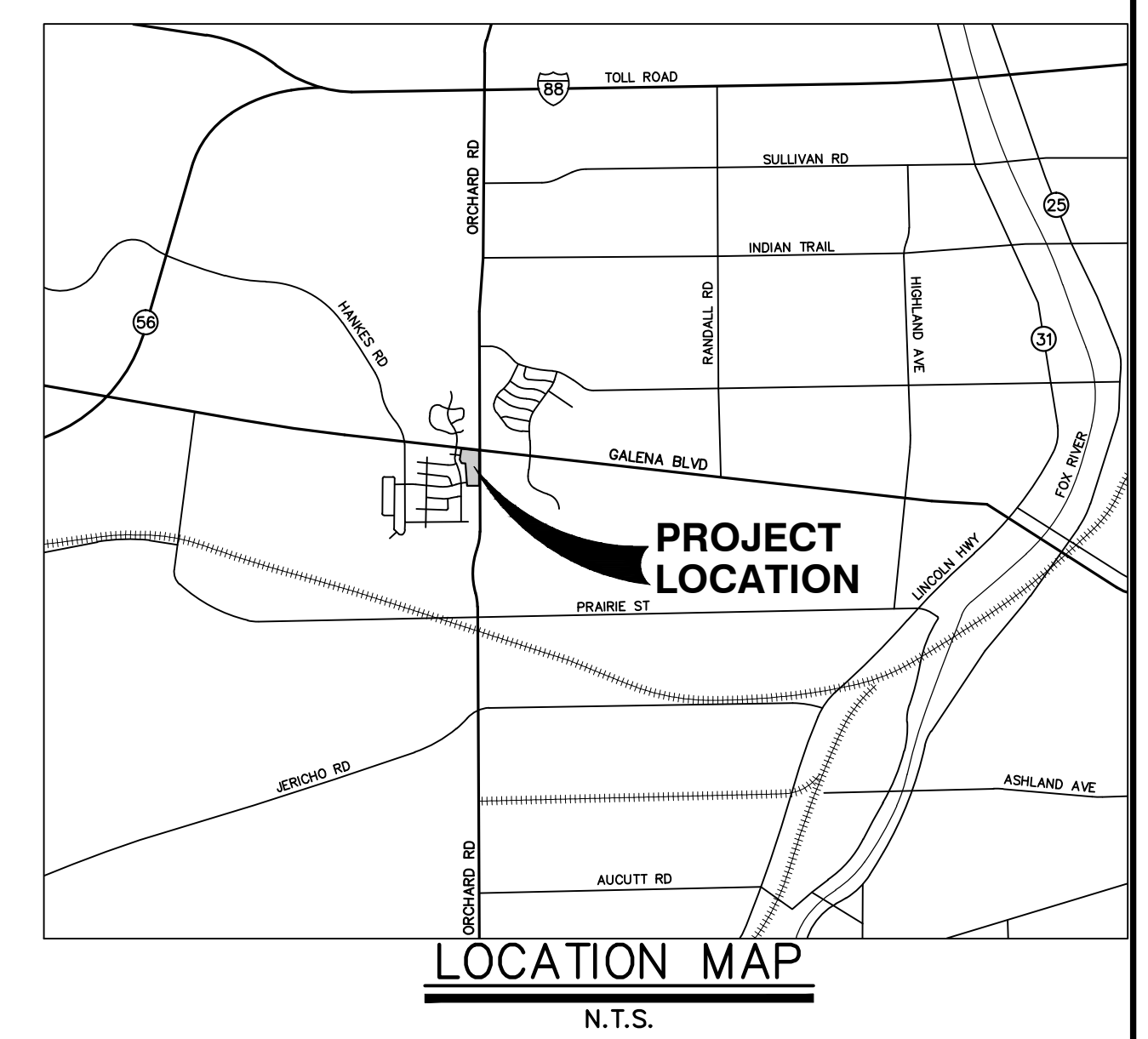


PROPOSED



CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	CENTRAL ANGLE
C1	12.50'	19.63'	S44°28'10\"/>		

LINE	BEARING	LENGTH
L1	S83°47'50\"/>	



Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs)	14-24-276-029		i) Total Number of Residential Dwelling Units	N/A	units
b) Proposed land use(s): R1 (S) and R5 (S), detention facility			i. Gross Density	N/A	du/acre
c) Total Property Size	0.508	Acres	ii. Net Density	N/A	Net Density
d) Total Lot Coverage (buildings and pavement)	0%	Percent	iii. Unit Square Footage (average)	N/A	Square Feet
e) Open space / landscaping	100%	Percent	iv. Bedroom Mix	N/A	% 1 bdr
f) Land to be dedicated to the School District	N/A	Acres	v. Number of Single Family Corner Lots	N/A	units
g) Land to be dedicated to the Park District	N/A	Acres	vi. Number of Single Family Attached Dwelling Units	N/A	units
h) Number of parking spaces provided (individually accessible)	N/A	spaces	i. Gross Density	N/A	du/acre
i. surface parking lot	N/A	spaces	ii. Net Density	N/A	Net Density
j. perpendicular	N/A	spaces	iii. Unit Square Footage (average)	N/A	Square Feet
k. parallel	N/A	spaces	iv. Bedroom Mix	N/A	% 1 bdr
l. angled	N/A	spaces	v. Number of Single Family Attached Dwelling Units	N/A	units
m. handicapped	N/A	spaces	i. Gross Density	N/A	du/acre
n. enclosed	N/A	spaces	ii. Net Density	N/A	Net Density
o. other	N/A	spaces	iii. Unit Square Footage (average)	N/A	Square Feet
p. other	N/A	spaces	iv. Bedroom Mix	N/A	% 1 bdr
q. other	N/A	spaces	v. Number of Single Family Attached Dwelling Units	N/A	units
r. other	N/A	spaces	i. Gross Density	N/A	du/acre
s. other	N/A	spaces	ii. Net Density	N/A	Net Density
t. other	N/A	spaces	iii. Unit Square Footage (average)	N/A	Square Feet
u. other	N/A	spaces	iv. Bedroom Mix	N/A	% 1 bdr
v. other	N/A	spaces	v. Number of Single Family Attached Dwelling Units	N/A	units
w. other	N/A	spaces	i. Gross Density	N/A	du/acre
x. other	N/A	spaces	ii. Net Density	N/A	Net Density
y. other	N/A	spaces	iii. Unit Square Footage (average)	N/A	Square Feet
z. other	N/A	spaces	iv. Bedroom Mix	N/A	% 1 bdr

DATE	REVISIONS
10-09-15	REVISED PER CITY COMMENTS
09-28-15	REVISED PER CITY COMMENTS
07-31-15	REVISED PER CITY COMMENTS
07-10-15	REVISED PER CITY COMMENTS

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BICKFORD OF AURORA
AURORA, ILLINOIS
FINAL PLAN FOR BICKFORD OF AURORA - LOT 101

PROJ. MGR.: SL
 PROJ. ASSOC.: MRH
 DATE: 9-03-15
 SCALE: 1"=20'

3 OF 3
 SHEET

CBC.AUL.01

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