

PRELIMINARY PLAN

FOR
CLA OF AURORA SUBDIVISION
ZONED
B-2 (S)
VACANT

Development Data Table: Preliminary Plan					
Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 07-28-300-028			j) Total Number of Residential Dwelling Units	0	Units
			i. Gross Density	0.00	du/acre
			ii. Net Density	0.00	Net Density
b) Proposed land use(s): Childcare, Office			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	11.3385216	Acres	iv. Bedroom Mix	0%	% 1 bdr
	493,906	Square Feet		0%	% 2 bdr
d) Total Lot Coverage (Buildings and pavement)	262,275	Square Feet		0%	% 3 bdr
	53%	Percent		0%	% 4 bdr
e) Open space / landscaping	137,345	Square Feet	v. Number of Single Family Corner Lots	0	Units
	28%	Percent	ii. Net Density	0.00	du/acre
f) Land to be dedicated to the School District	0	Acres	iii. Unit Square Footage (average)	-	square feet
g) Land to be dedicated to the Park District	0	Acres	iv. Bedroom Mix	0%	% 1 bdr
h) Number of parking spaces provided (individually accessible)	241	spaces		0%	% 2 bdr
	241	spaces		0%	% 3 bdr
i. surface parking lot	241	spaces		0%	% 4 bdr
perpendicular	233	spaces	m) Number of Multifamily Dwelling Units	0	Units
parallel	0	spaces	i. Gross Density	0.00	du/acre
angled	0	spaces	ii. Net Density	0.00	Net Density
handicapped	8	spaces	iii. Unit Square Footage (average)	-	square feet
ii. enclosed	0	spaces	iv. Bedroom Mix	0%	% 1 bdr
iii. bike	4	racks		0%	% 2 bdr
i) Number of buildings	1	Number of stories		0%	% 3 bdr
ii. Building Square Footage (typical)	61,317	square feet			
iii. Square Footage of retail floor area	0	square feet			
iv. First Floor Building Square Footage (typical)	61,317	Linear Footage			

IF OPERATOR ALLOWS DROP-OFFS, PARKING IN THIS AREA IS TO BE RESTRICTED TO OFF-PEAK HOURS
ZONED P.D.D. INDUSTRIAL USE

LOT 1 DESIGNATED 10-VEHICLE STACKING PER CODE

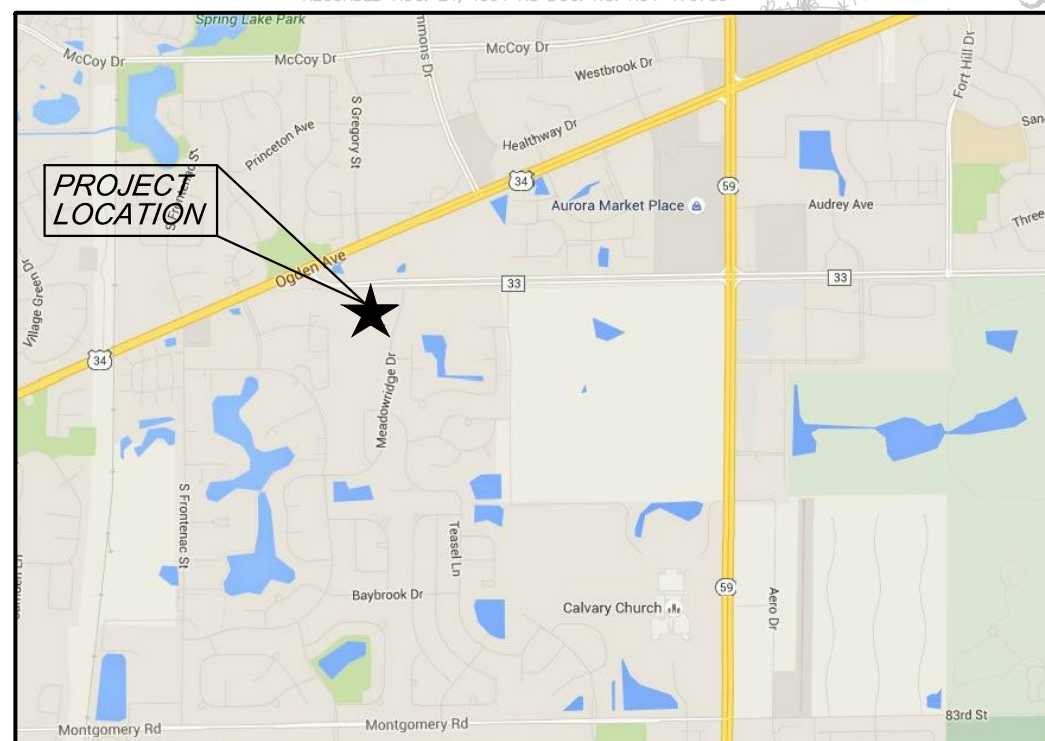
ZONED P.D.D. INDUSTRIAL USE.

ZONED B-2 (S) OFFICE USE

ZONED B-2 (S) OFFICE USE

ZONED R-4A (S) MULTI FAMILY USE

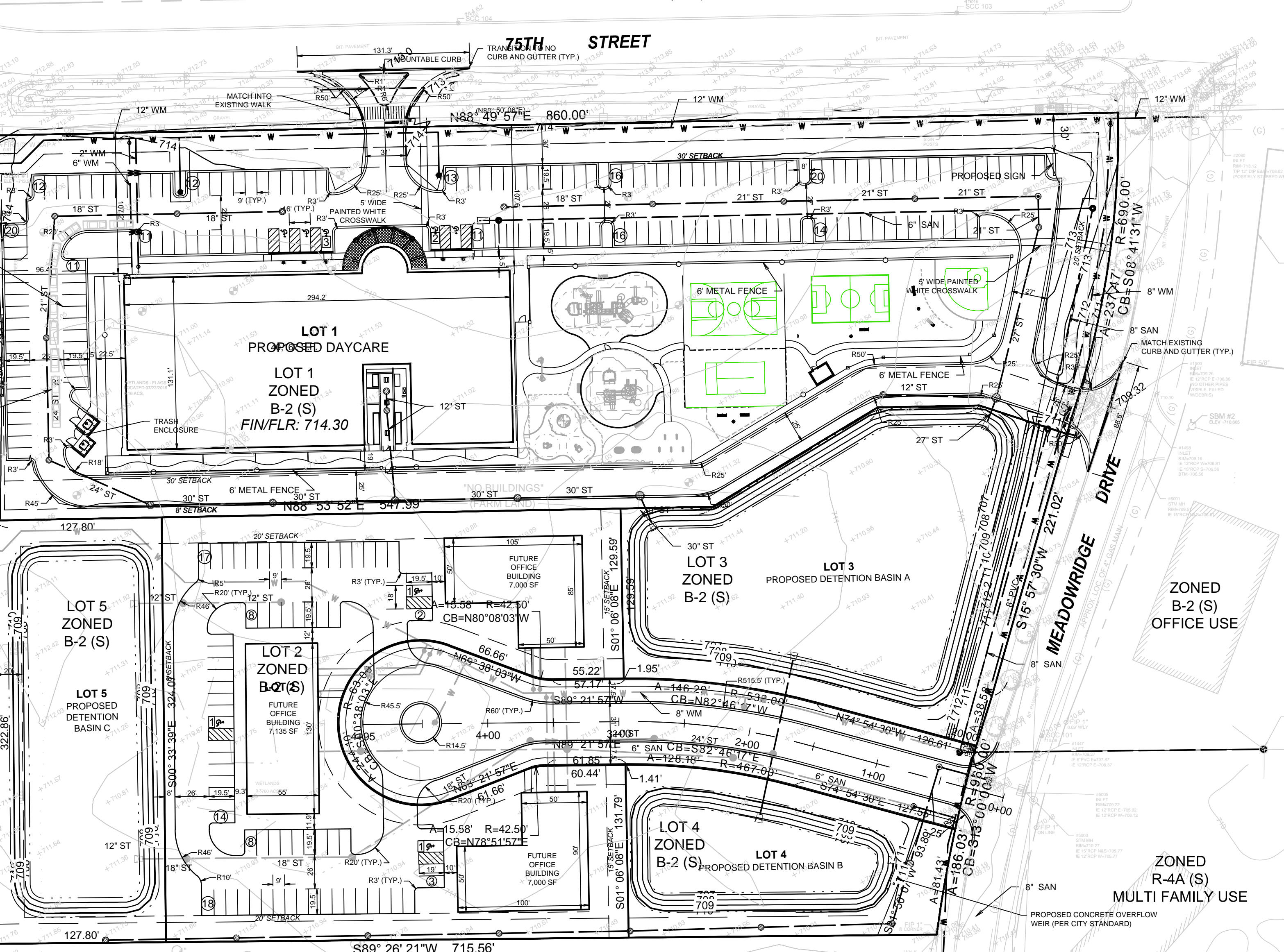
EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
		COMBINED SEWER
		WATER MAIN
		UNDERGROUND FIBER OPTIC
		UNDERGROUND ELECTRIC
		UNDERGROUND TELEPHONE
		OVERHEAD ELECTRIC
		OVERHEAD TELEPHONE
		OVERHEAD WIRE
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
		LIGHT STANDARD
		OVERHEAD UTILITY POLE



LOCATION MAP

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

<p>DEVELOPER Children's Learning Adventure Childcare Centers 313 E. Camelback Road Phoenix, Arizona 85016 602 200 9800 Contact: Michael Paddison</p>	<p>ENGINEER V3 Companies of Illinois, Ltd. 7325 Janes Avenue Woodridge, Illinois 60517 630 724 9200 Project Manager: Dwayne Gillian; P.E. Project Engineer: Matthew Brolley; P.E.</p>	<p>OWNER OF RECORD DJH Aurora, LLC. ONE OAKBROOK TERRACE, Suite 600 Oak Brook Terrace, Illinois 60181 630 932 1234 Contact: Dan Hiffman</p>
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P.I.N. 07-28-300-028

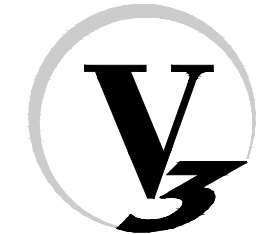
REVISIONS		
NO.	DATE	DESCRIPTION
1	10-29-15	REVISED PER CITY REVIEW
2	12-01-15	REVISED PER CITY REVIEW
3	12-28-15	REVISED PER CITY REVIEW

PROJECT NO.: 15105 S04	DESIGNED BY: MLB
FILE NAME: PRELIMINARY PLAN	DRAWN BY: NRS
ORIGINAL ISSUE DATE: 11-11-15	CHECKED BY: DLG
SCALE: 1"=60'	PROJECT MANAGER: DLG

CLA OF AURORA SUBDIVISION

PRELIMINARY PLAN

1/1



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