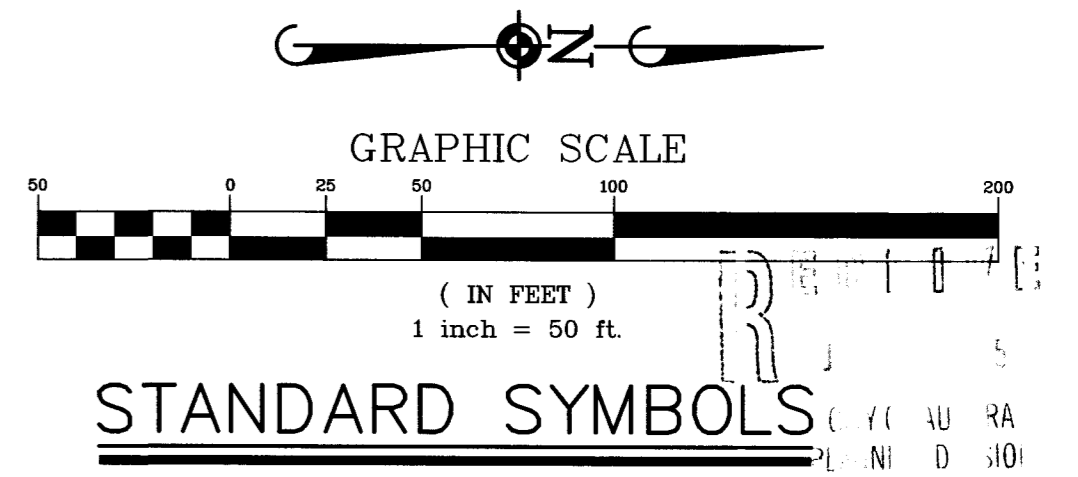


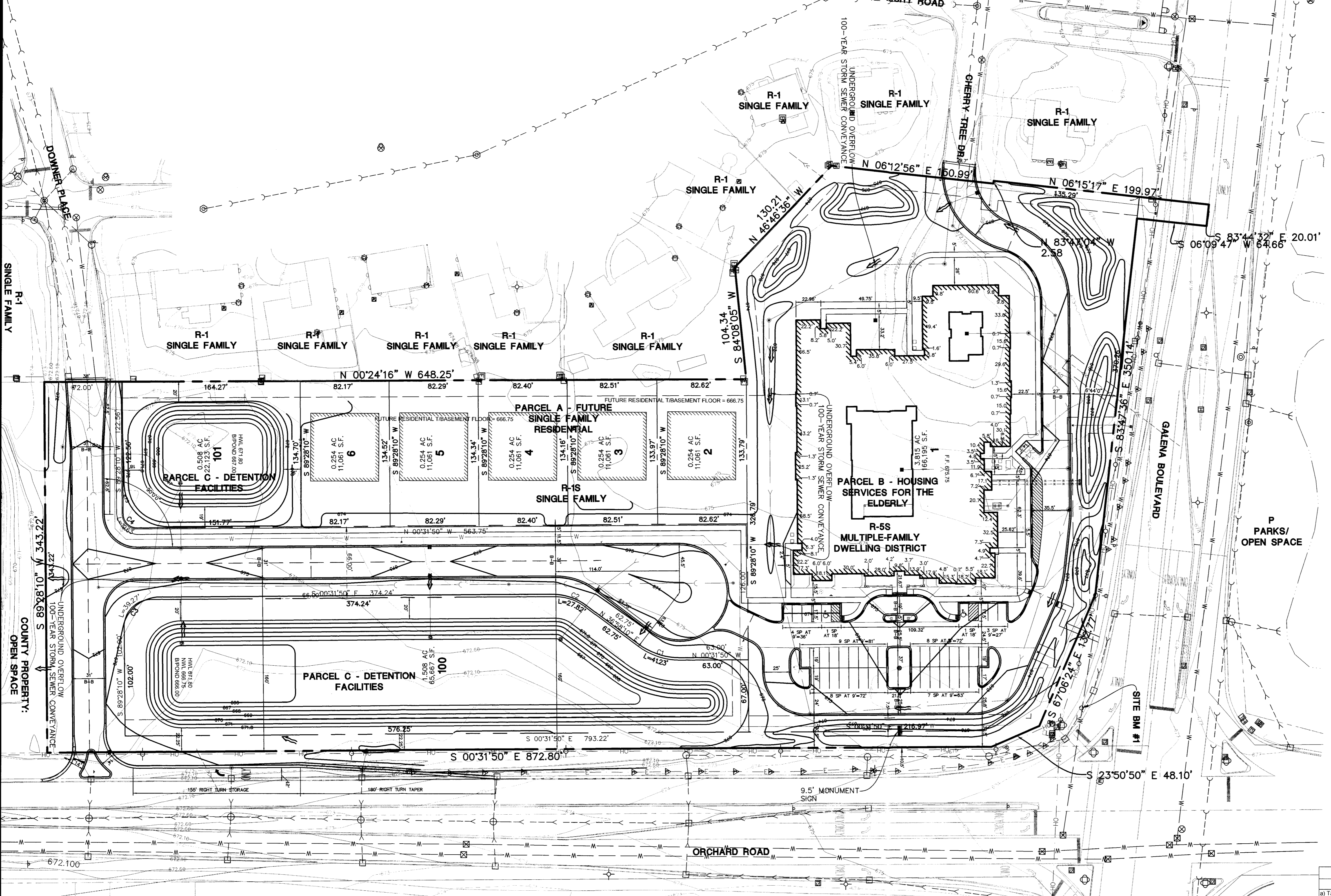
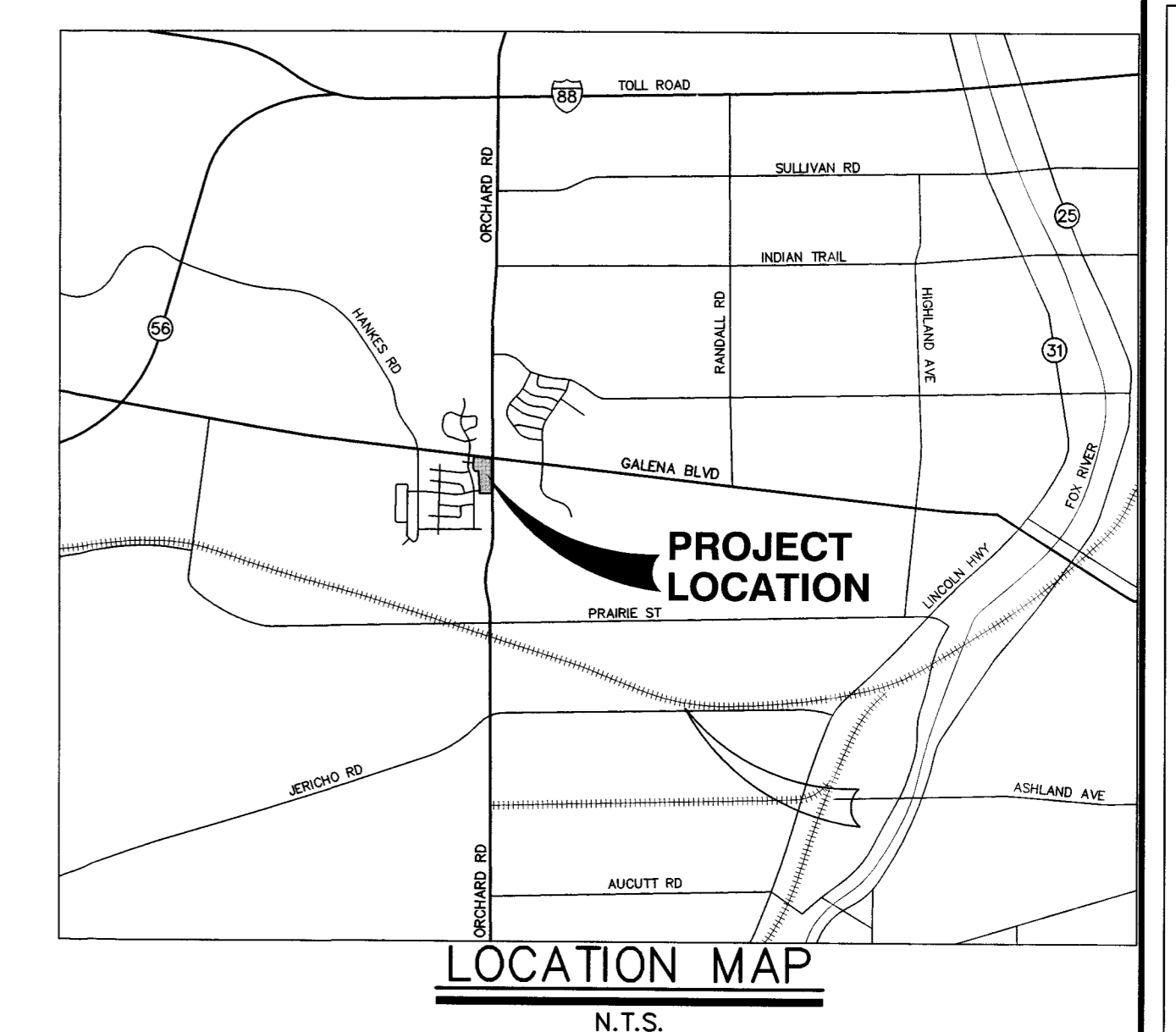
PRELIMINARY PLAN FOR BICKFORD OF AURORA

SW CORNER OF GALENA BOULEVARD AND ORCHARD ROAD

AURORA, IL



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



CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	63.00'	41.23'	N18°13'10"E	40.50'
C2	42.50'	27.82'	S18°13'10"W	27.32'
C3	78.50'	123.31'	N44°28'10"E	111.02'
C4	12.50'	19.63'	N44°28'10"E	17.68'

LINE	BEARING	LENGTH
L1	N18°13'10"E	15.00'
L2	N18°13'10"E	53.69'
L3	N18°13'10"E	37.71'
L6	N18°13'10"E	15.00'
L7	N18°13'10"E	54.50'
L8	N18°13'10"E	29.55'
L9	N18°13'10"E	39.50'
L10	N18°13'10"E	20.12'
L11	N18°13'10"E	64.68'
L12	N18°13'10"E	64.66'

Development Data Table: Preliminary/Final Plan		Development Data Table: Preliminary/Final Plan			
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	0	units
b) Proposed land use(s): R1 (S) and R5 (S) SINGLE FAMILY AND HOUSING SERVICES FOR THE ELDERLY			i) Gross Density	0.00	units/dw/acre
c) Total Property Size	9.05	Acres	e) Net Density	15.7	units/dw/acre
d) Total Lot Coverage (buildings and pavement)	142,877	Square Feet	k) Number of Single Family Dwelling Units	0	units
e) Open space / landscaping	251,449	Square Feet	i) Gross Density	0.55	dw/acre
f) Land to be dedicated to the School District	N/A	Acres	ii) Net Density	3.33	dw/acre
g) Land to be dedicated to the Park District	N/A	Acres	iii) Unit Square Footage (average)	2,700	square feet
h) Number of parking spaces provided (individually accessible)	41	spaces	iv) Bedroom Mx	N/A	% 1 bdr
i) surface parking lot	41	spaces	v) 2 bdr	N/A	% 2 bdr
perpendicular	38	spaces	vi) 3 bdr	N/A	% 3 bdr
parallel	0	spaces	vii) 4 bdr	N/A	% 4 bdr
angled	0	spaces	viii) Number of Single Family Corner Lots	0	units
handicapped	2	spaces	ix) Number of Single Family Attached Dwelling Units	N/A	units
enclosed	0	spaces	i) Gross Density	N/A	dw/acre
ii. bike	0	racks	ii. Net Density	N/A	dw/acre
iii. bicycle	0	racks	iii. Unit Square Footage (average)	N/A	square feet
iv) Number of buildings	6		iv. Bedroom Mx	N/A	% 1 bdr
i. Number of stories	1	stories	v) 2 bdr	N/A	% 2 bdr
ii. Building Square Footage (average)	38,000	square feet	vi) 3 bdr	N/A	% 3 bdr
iii. Gross Floor Area of commercial use	N/A	GFA	vii) 4 bdr	N/A	% 4 bdr
iv. Building Foundation perimeter (Typical)	1147	Linear Footage	viii) Number of Multifamily Dwelling Units	N/A	units
			i) Gross Density	N/A	dw/acre
			ii. Net Density	N/A	dw/acre
			iii. Unit Square Footage (average)	N/A	square feet
			iv. Bedroom Mx	N/A	Efficiency
			% 1 bdr	N/A	% 1 bdr
			% 2 bdr	N/A	% 2 bdr
			% 3 bdr	N/A	% 3 bdr

DATE

REVISIONS

07-31-15 REVISION PER CITY COMMENTS

07-10-15 REVISION PER CITY COMMENTS

MANHARD CONSULTING INC.

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CHICAGO, IL 60606

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BICKFORD OF AURORA

AURORA, ILLINOIS

PRELIMINARY PLAN FOR BICKFORD OF AURORA

PROJ. MGR.: SL

PROJ. ASSOC.: SL

DRAWN BY: MRH

DATE: 6-02-15

SCALE: 1"=50'

PRELIMINARY PLAN FOR BICKFORD OF AURORA

1 OF 2

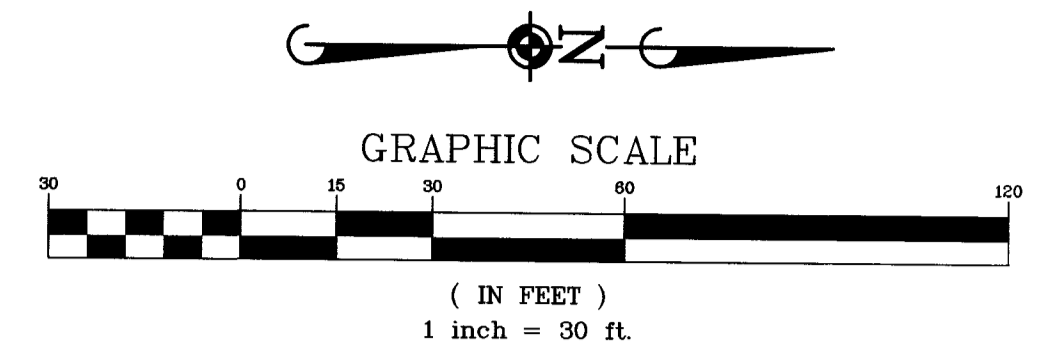
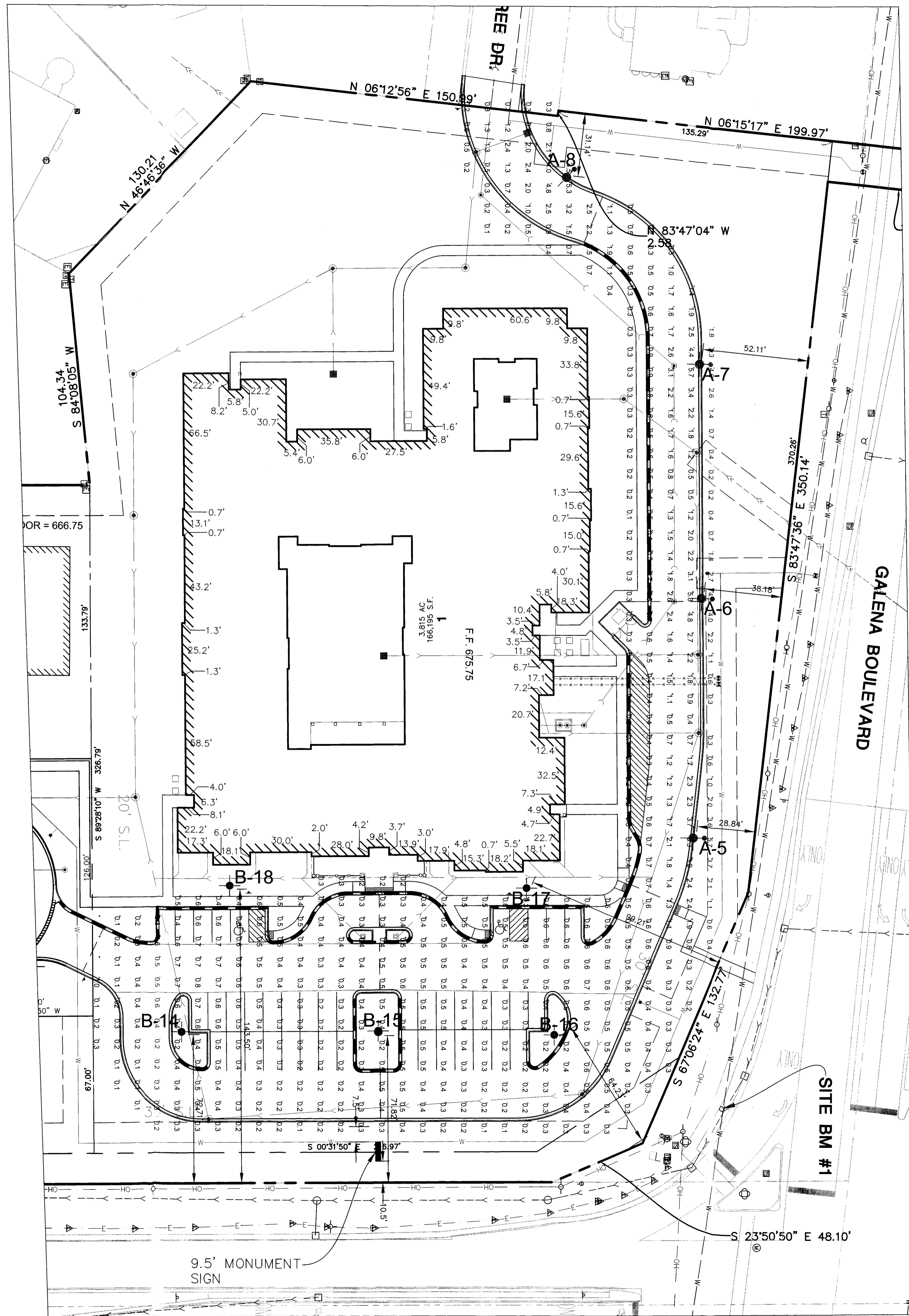
SHEET

CBC.AUL01

07/31/2015 10:07 Date: Name: p:\chicago\2015\6-2\Bickford\Bickford_Plan_Preliminary.dwg Plotter: E:\chicago\2015\6-2\Bickford\Bickford_Plan_Preliminary.dwg

NOT FOR CONSTRUCTION - PRELIMINARY

July 31, 2015 - 15:02 Des: Name: P:\A\Chroum\01\Aurora\Aurora\Drawings\Exhibits\Exhibits Final Plan - Exhibits.dwg - Updated: Bc - aut



LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
+	A	13	315 15S R2 FG	315 SERIES 150W HPS TYPE 2 SHORT CUTOFF	ONE 150-WATT HIGH PRESSURE SODIUM.	315_15S_R2_F	16000	0.81	193
+	B	5	A850 150S 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	+	0.9 fc	5.9 fc	0.1 fc	59.0:1	9.0:1

LUMINAIRE LOCATIONS

No.	Label	X	Y	MH	Orientation	Tilt
5	A	1160.3	1091.0	19.8	180.0	0.0
6	A	1043.3	1089.3	19.8	180.0	0.0
7	A	928.3	1087.8	19.8	180.0	0.0
8	A	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

REVISIONS

NO.	DATE	DESCRIPTION

Manhard CONSULTING INC.
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 www.manhard.com
 Civil Engineers - Surveyors - Water Resources Engineers - Water & Wastewater Engineers
 Construction Managers - Environmental Scientists - Landscape Architects - Planners

BICKFORD OF AURORA
AURORA, ILLINOIS
PHOTOMETRIC PLAN

OWNER: BICKFORD OF AURORA, LLC
 PROJECT MGR: SL
 PROJECT ASSOC: SL
 DRAWN BY: DEM3
 DATE: 06-25-15
 SCALE: 1" = 30'
 SHEET **2** OF **2**
 CBC.AUL.01

NOT FOR CONSTRUCTION - PRELIMINARY