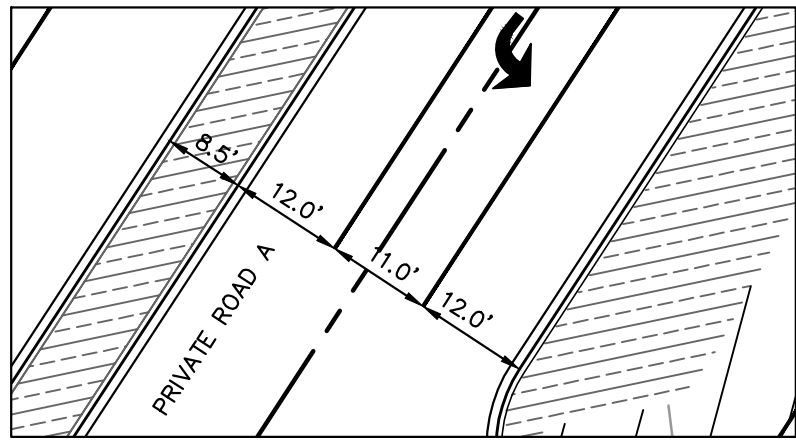
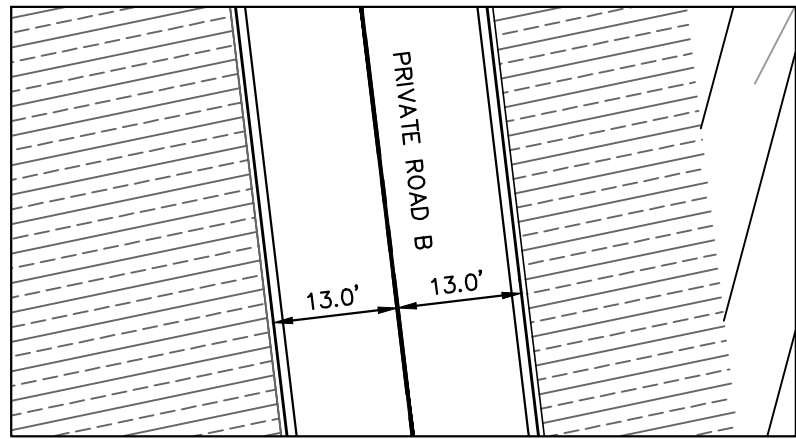


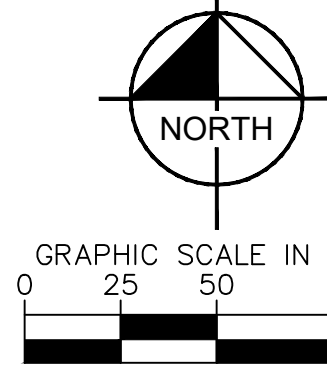
FINAL PLAN FOR LOT 1A, 2A, AND 3A OF THE SECOND RESUBDIVISION OF FOX VALLEY EAST REGION I UNIT NO. 1



PRIVATE ROAD A DETAIL
1" = 20'

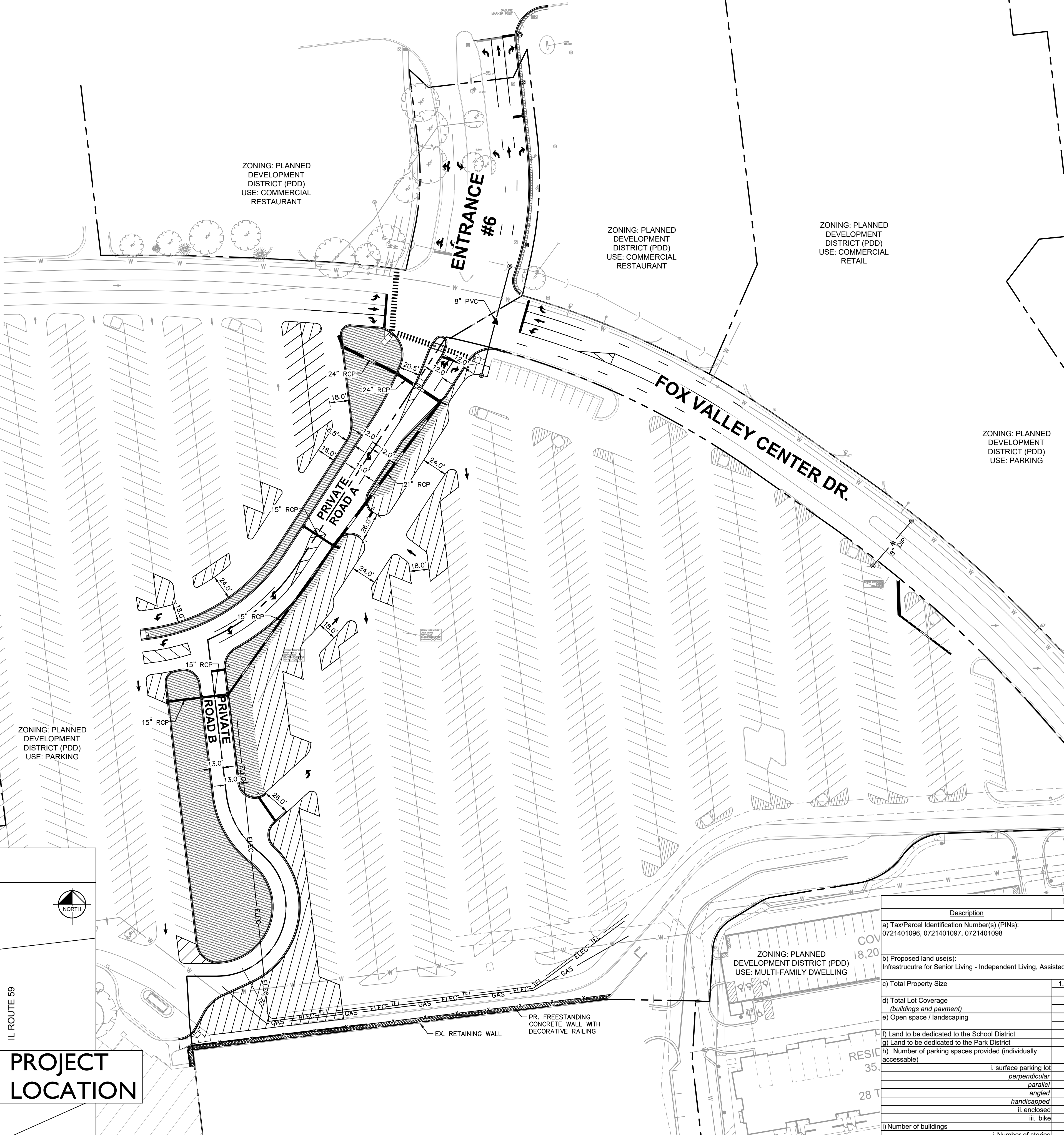


PRIVATE ROAD B DETAIL
1" = 20'

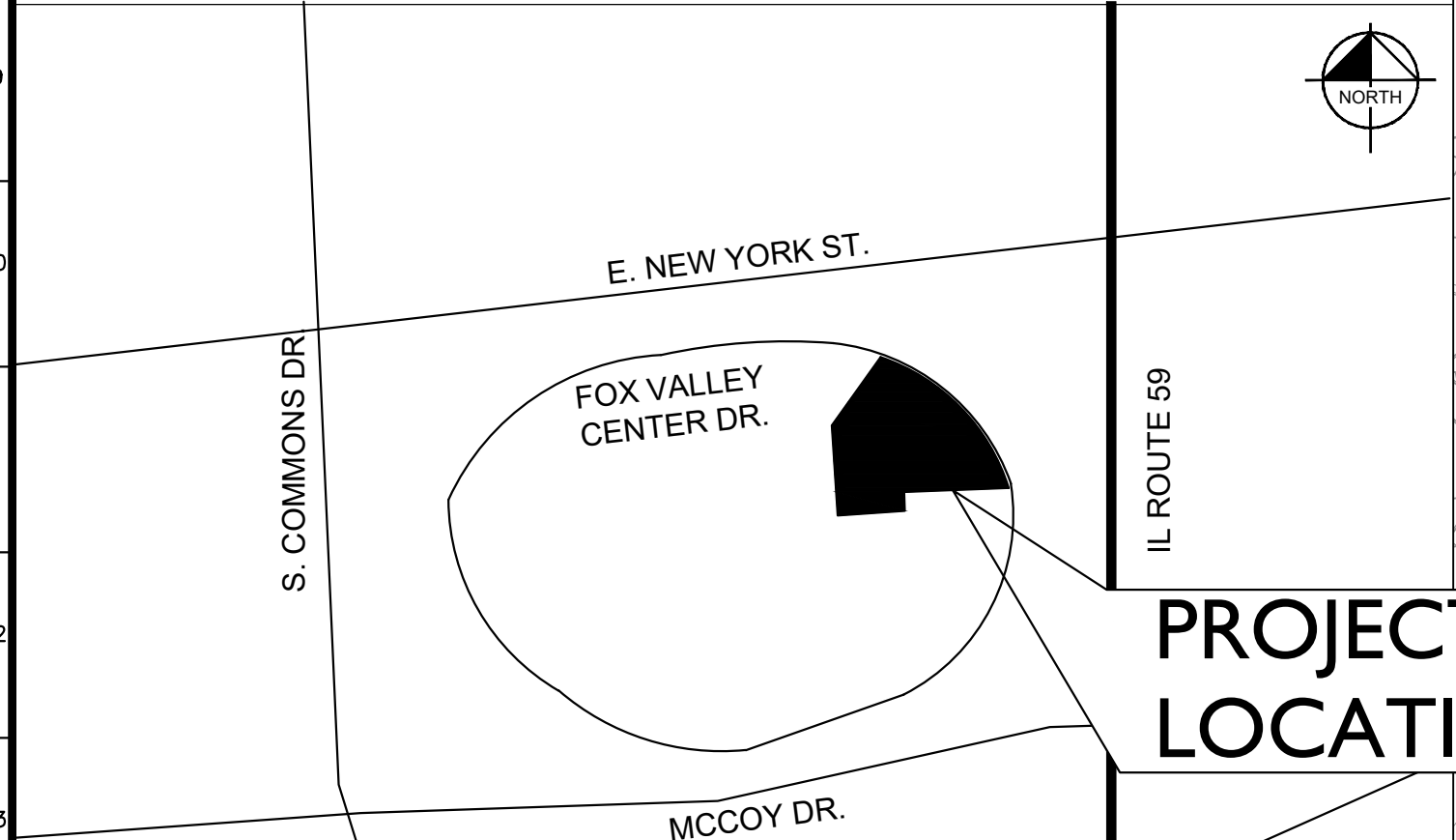


LEGEND

	FREESTANDING CONCRETE WALL WITH DECORATIVE RAILING
	4" CA-7 AGGREGATE WITH PERMEABLE WEED BARRIER AND PRE-EMERGENT HERBICIDE
	STANDARD PITCH CONCRETE CURB AND GUTTER
	CONCRETE DEPRESSED CURB AND GUTTER
	PROPERTY LINE
	PROPOSED SIGN
	PROPOSED UNDERGROUND ELECTRIC LINE
	GAS LINE (BY GAS COMPANY)
	PROPOSED PHONE LINE
	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
	LANDSCAPED AREA



LOCATION MAP
(NOT TO SCALE)



PROJECT LOCATION

Development Data Table: Final Plan					
Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 0721401096, 0721401097, 0721401098			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): Infrastructure for 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	1.86301653	Acres	iii. Unit Square Footage (average)	0	square feet
d) Total Lot Coverage (buildings and pavement)	81153	Square feet	iv. Bedroom Mix	0%	% 1 bdr
e) Open space / landscaping	63305	Square feet		0%	% 2 bdr
	73%	Percent		20%	% 3 bdr
	17848	Square feet		80%	% 4 bdr
	22%	Percent	v. Number of Single Family Corner Lots	0	units
f) Land to be dedicated to the School District	0	Acres	vi. Number of Single Family Attached Dwelling Units	0	units
g) Land to be dedicated to the Park District	0	Acres	i. Gross Density	0.00	du/acre
h) Number of parking spaces provided (individually accessible)	0	spaces	ii. Net Density	0.00	Net Density
i. surface parking lot	0	spaces	iii. Unit Square Footage (average)	0	square feet
perpendicular	0	spaces	iv. Bedroom Mix	0%	% 1 bdr
parallel	0	spaces		90%	% 2 bdr
angled	0	spaces		10%	% 3 bdr
handicapped	0	spaces		0%	% 4 bdr
ii. enclosed	0	spaces	m) Number of Multifamily Dwelling Units	0	units
iii. bike racks	0	spaces	i. Gross Density	0.00	du/acre
	0	spaces	ii. Net Density	0.00	Net Density
j) Number of buildings	0		iii. Unit Square Footage (average)	0	square feet
i. Number of stories	0	stories	iv. Bedroom Mix	0%	Efficiency
ii. Building Square Footage (typical)	0	square feet		40%	% 1 bdr
iii. Square Footage of retail floor area	0	square feet		50%	% 2 bdr
iv. First Floor Building Square Footage (typical)	0	square feet		10%	% 3 bdr

Kimley»Horn

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4021 WINFIELD ROAD, SUITE 600
AURORA, IL 60004
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED

DESIGNED BY: KCO

DRAWN BY: KCO

CHECKED BY: ANH

REVISIONS

DATE

BY

02/09/22

KHA

CITY COMMENTS

REVISIONS

ROADWAY IMPROVEMENTS AT FOX VALLEY MALL
195 FOX VALLEY CENTER
AURORA, IL 60004
OWNER: CENTENNIAL REAL ESTATE
8750 N CENTRAL EXPRESSWAY, SUITE 1740
DALLAS, TX 75231

FINAL PLAN FOR LOT 1A, 2A, AND 3A OF THE SECOND RESUBDIVISION OF FOX VALLEY EAST REGION I UNIT NO. 1

ORIGINAL ISSUE: 01/27/2022

KHA PROJECT NO. 190009004

SHEET NUMBER EX1