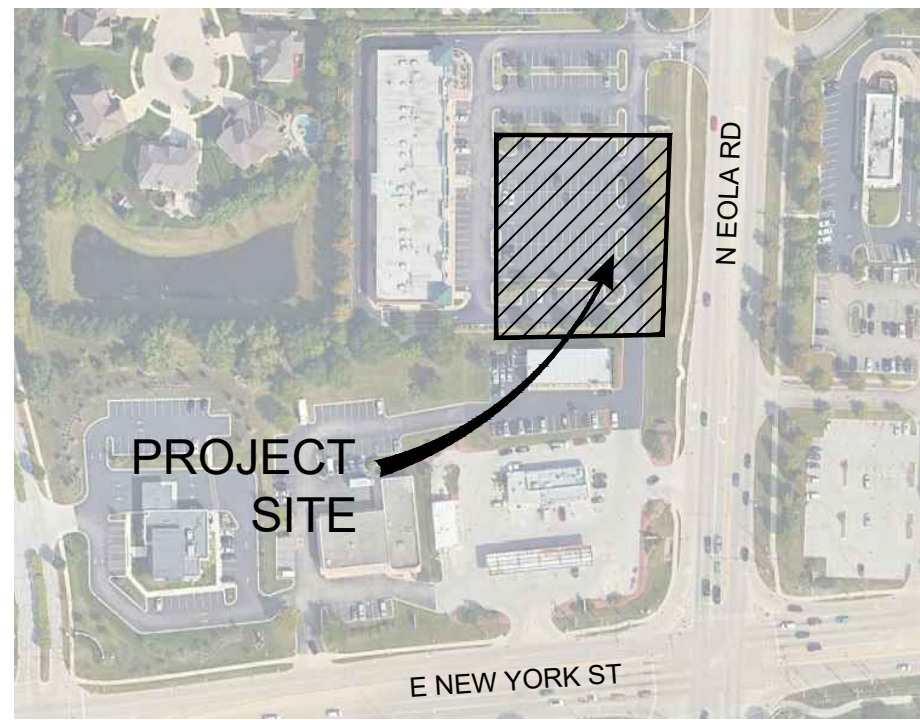
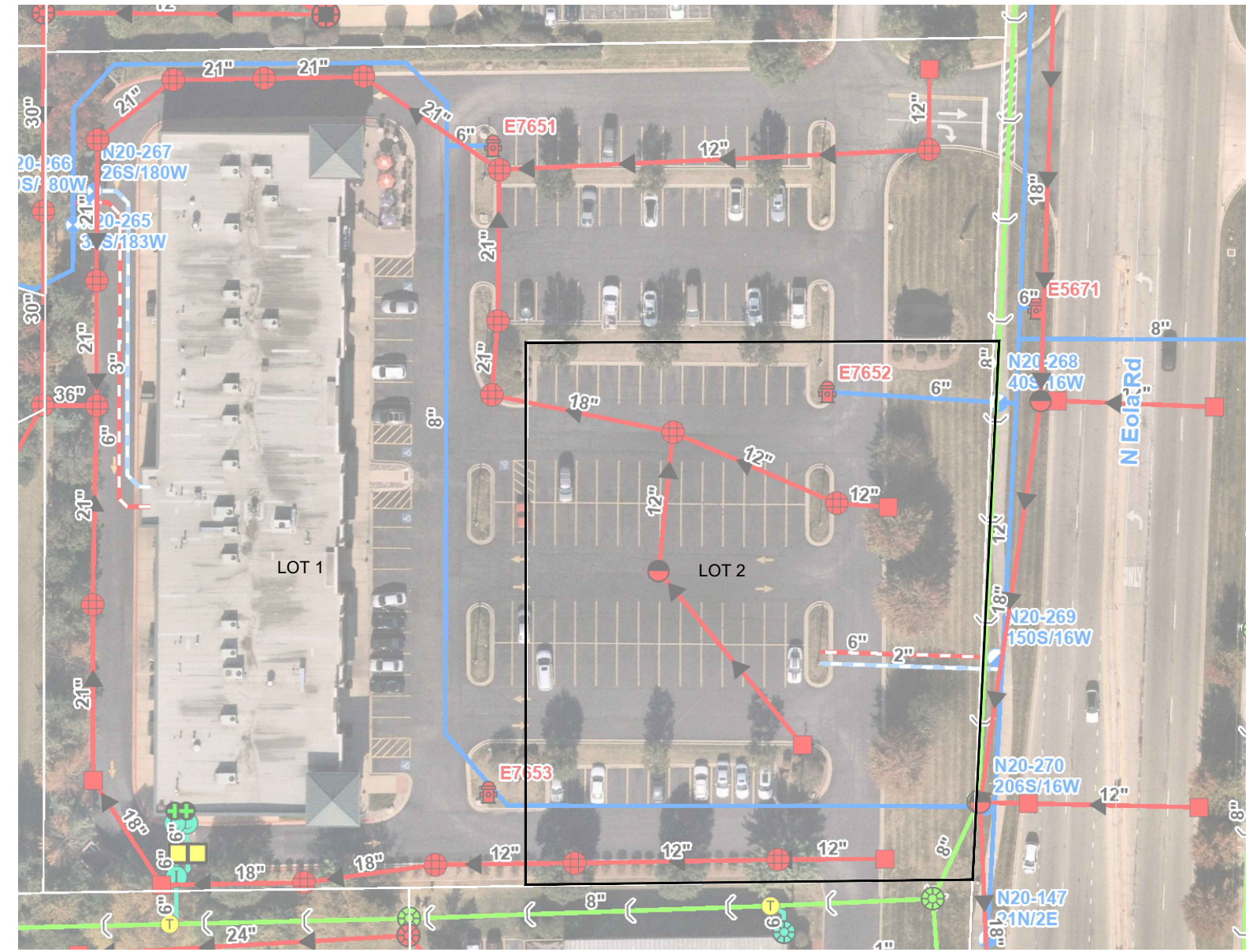
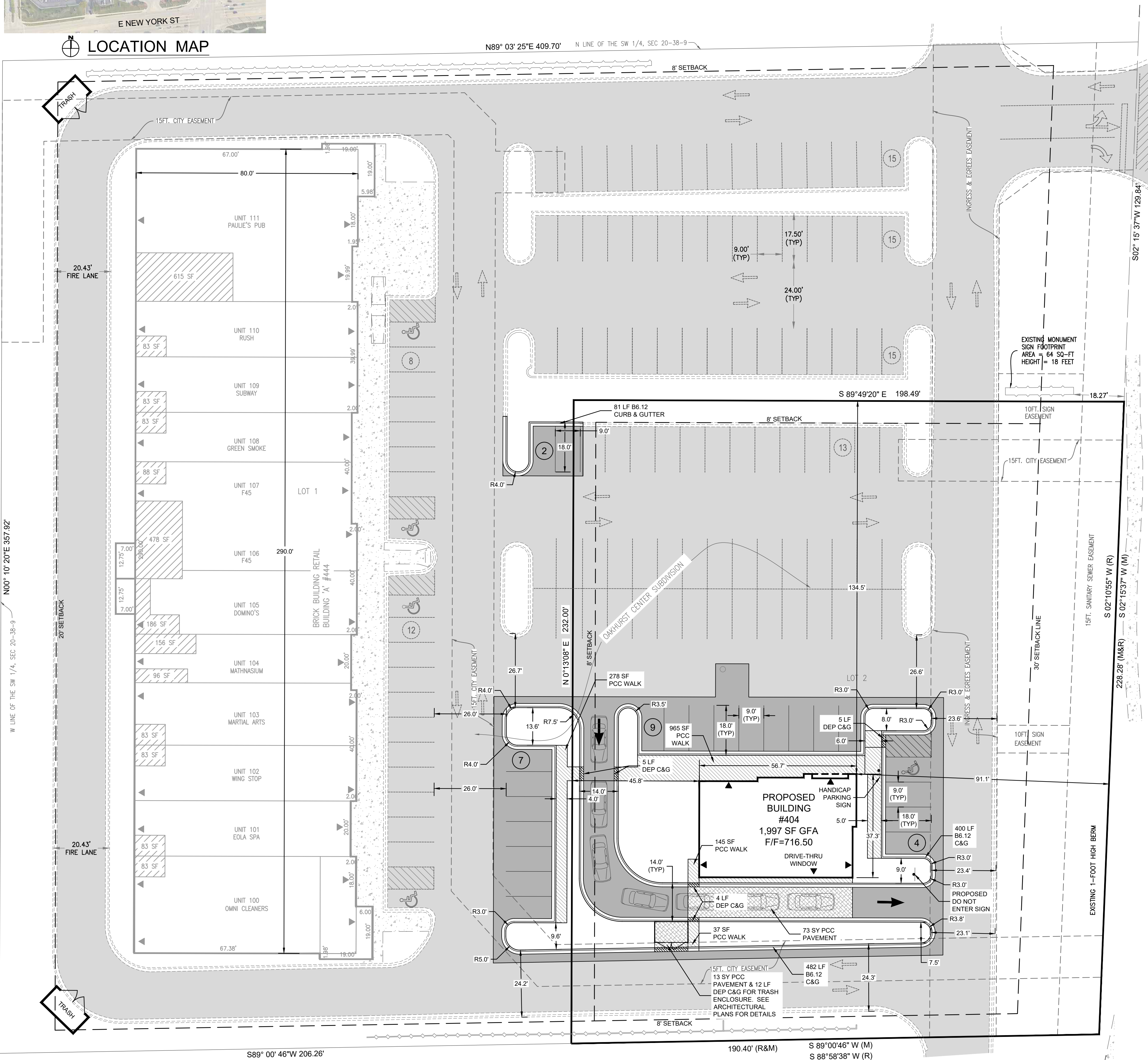




LOCATION MAP

FINAL PLAN FOR LOT 1 AND LOT 2, OAKHURST CENTER



PUBLIC UTILITY SCHEMATIC

EXISTING

PROPOSED

LEGEND

FLARED END SECTION
STORM MANHOLE
STORM INLET
CATCH BASIN
CLEANOUT
FIRE HYDRANT
VALVE AND VAULT
VALVE BOX
B BOX
SANITARY MANHOLE
STREET LIGHT
WALL PACK LIGHT
STORM SEWER
WATERMAIN
SANITARY SEWER
COMBINED SEWER
CONTOUR
SILT FENCE
ORNAMENTAL FENCE
CHAIN LINK FENCE
OVERLAND FLOW PATH

ELEVATION ABBREVIATIONS

T/F - TOP OF FOUNDATION
F/F - FINISHED FLOOR
G/E - GARAGE ENTRY
B/C - BACK OF CURB
E/P - EDGE OF PAVEMENT
R - RIM

1. EXISTING SITE TOPOGRAPHY & BOUNDARY INFORMATION COMPLETED BY DLZ INDUSTRIAL SURVEYING, INC. ON MARCH 14, 2025.

Development Data Table: Final Plan				
Description	Value	Unit	Description	Value Unit
a) Tax/Parcel Identification Number(s) (PINs): 07-20-300-010			j) Total Number of Residential Dwelling Units	0 units
			i. Gross Density	0.00 du/acre
b) Proposed land use(s): B-2 (S)			k) Number of Single Family Dwelling Units	0 units
			i. Gross Density	0.00 du/acre
c) Total Property Size	1.03	Acres	iii. Unit Square Footage (average)	0 square feet
d) Total Lot Coverage (buildings and pavement)	44723	Square feet	iv. Bedroom Mix	0% % 1 bdr 0% % 2 bdr 20% % 3 bdr 80% % 4 bdr
e) Open space / landscaping	29654	Square feet	v. Number of Single Family Corner Lots	0 units
f) Land to be dedicated to the School District	66%	Percent	j) Number of Single Family Attached Dwelling Units	0 units
g) Land to be dedicated to the Park District	15069	Square feet	i. Gross Density	0.00 du/acre
	34%	Percent	iii. Unit Square Footage (average)	0 square feet
h) Number of parking spaces provided (individually accessible)	130	spaces	iv. Bedroom Mix	0% % 1 bdr 90% % 2 bdr 10% % 3 bdr 0% % 4 bdr
i. surface parking lot	130	spaces	m) Number of Multifamily Dwelling Units	0 units
perpendicular	125	spaces	i. Gross Density	0.00 du/acre
parallel	0	spaces	iii. Unit Square Footage (average)	0 square feet
angled	0	spaces	iv. Bedroom Mix	0% Efficiency 40% % 1 bdr 50% % 2 bdr 10% % 3 bdr
handicapped	5	spaces		
ii. enclosed	0	spaces		
iii. bike	0	racks		
j) Number of buildings	1	stories		
i. Number of stories	1	stories		
ii. Building Square Footage (typical)	1997	square feet		
iii. Square Footage of retail floor area	1997	square feet		
iv. First Floor Building Square Footage (typical)	1997	square feet		

FINAL PLAN FOR
LOT 1 AND LOT 2
OAKHURST CENTER
404 N EOALA ROAD
AURORA, IL 60502

REVISION DESCRIPTION

#	DATE	REVISION DESCRIPTION
1	07/14/2025	REVISED PER UPDATED BUILDING FOOTPRINT
2	09/23/2025	REVISED PER COA COMPLETENESS REVIEW (REC'D 08/02/25)
3	10/29/2025	REVISED PER COA PZ & ENGR REVIEW (REC'D 10/29/25)
4		
5		
6		
7		
8		
9		
10		

PREPARED FOR
MR. ANDY KOBLER
THE OAKHURST CENTER, LLC
PO BOX 1339
ST CHARLES, IL 60174
630.675.5260 (C)
630.904.1444 (T)

CEG JOB NUMBER
2025-101

SCALE: 1" = 20'

DRAWN BY: CKW

CHECKED BY: EKH

DATE: 04/18/2025

SHEET: 1 of 1

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