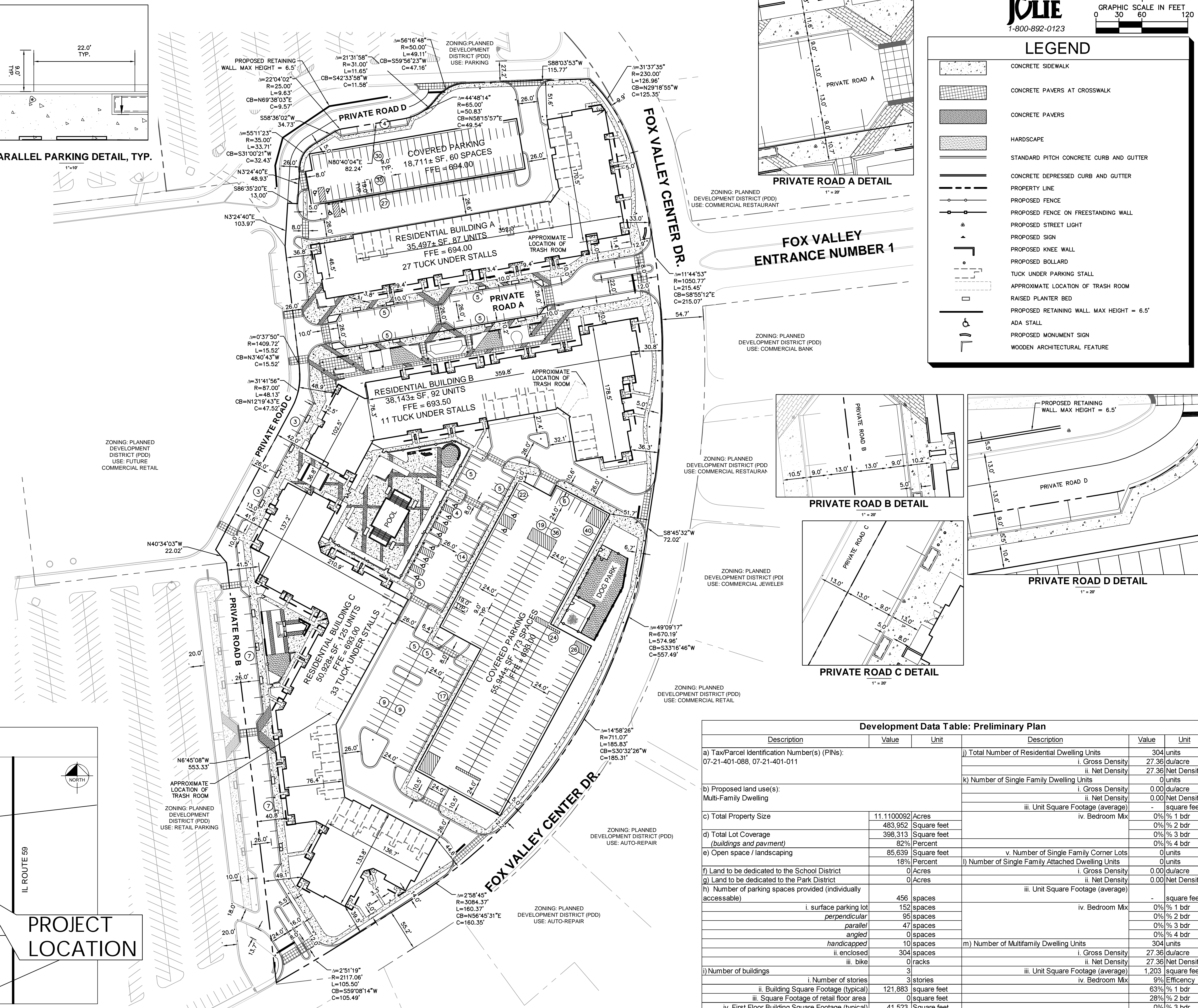
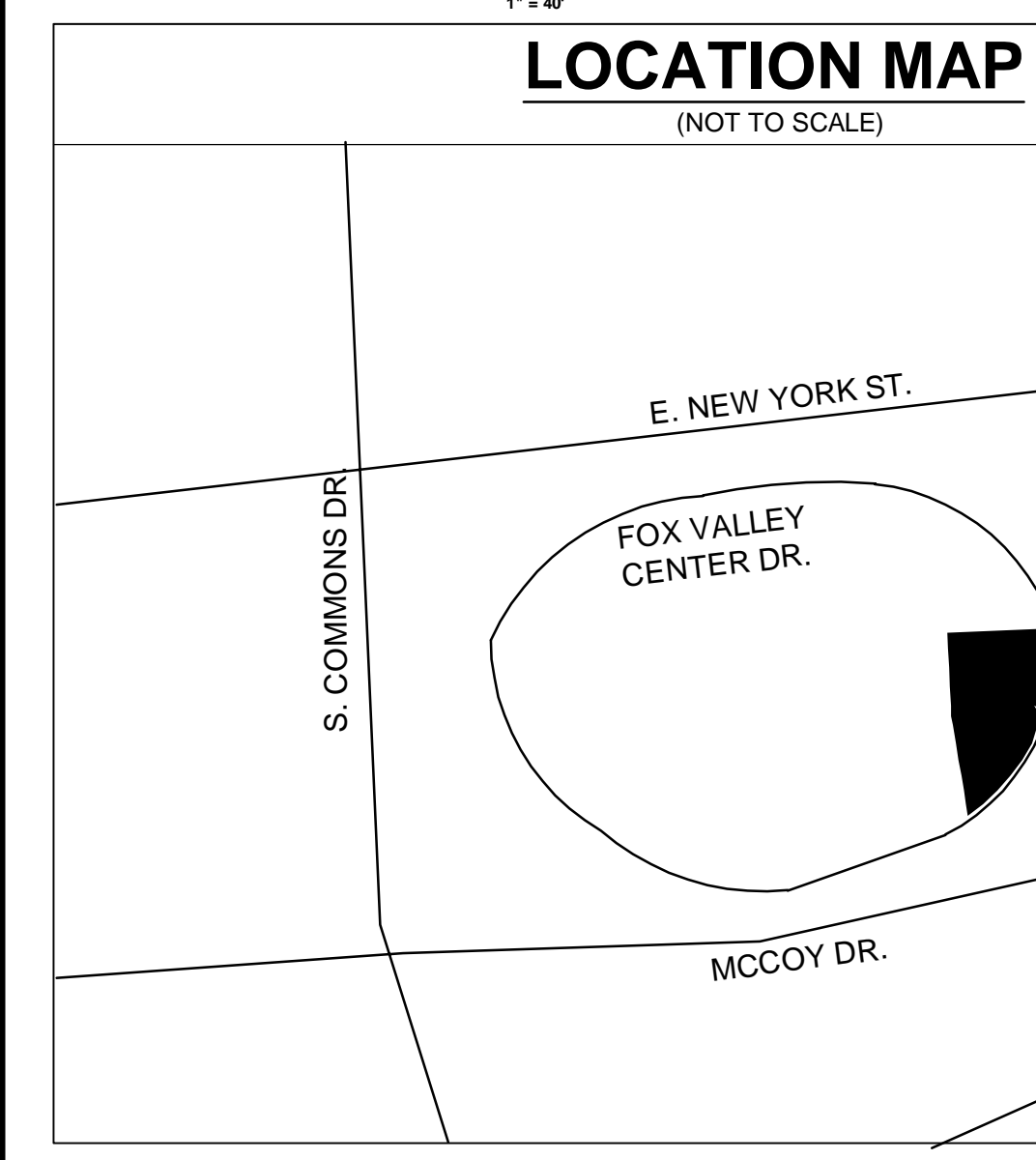
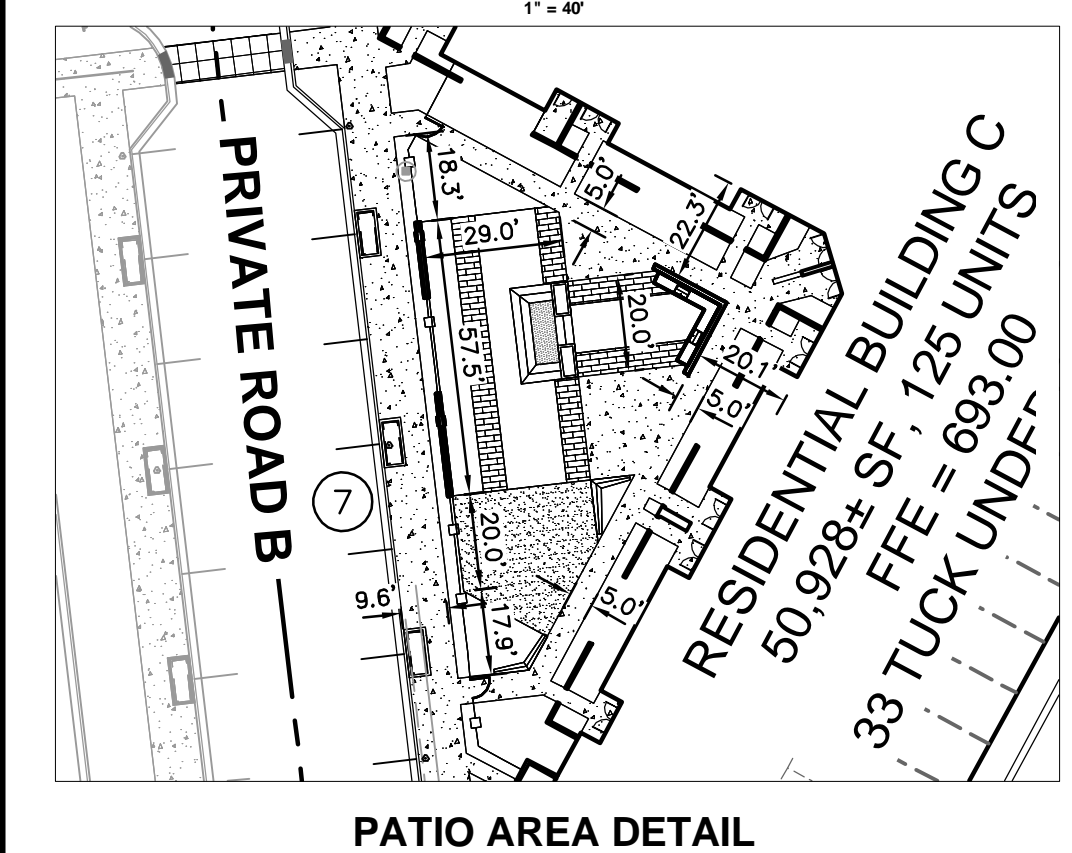
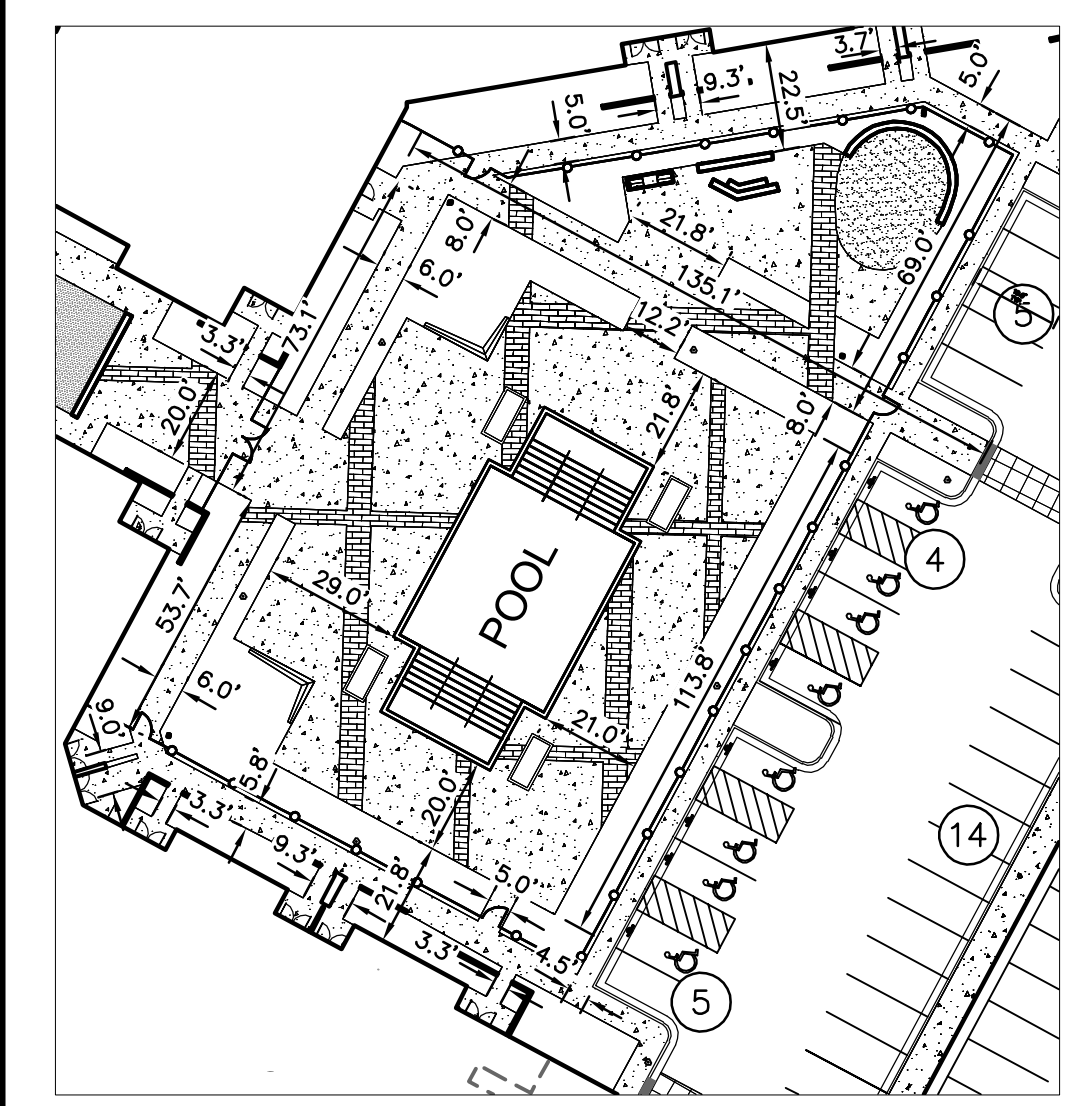
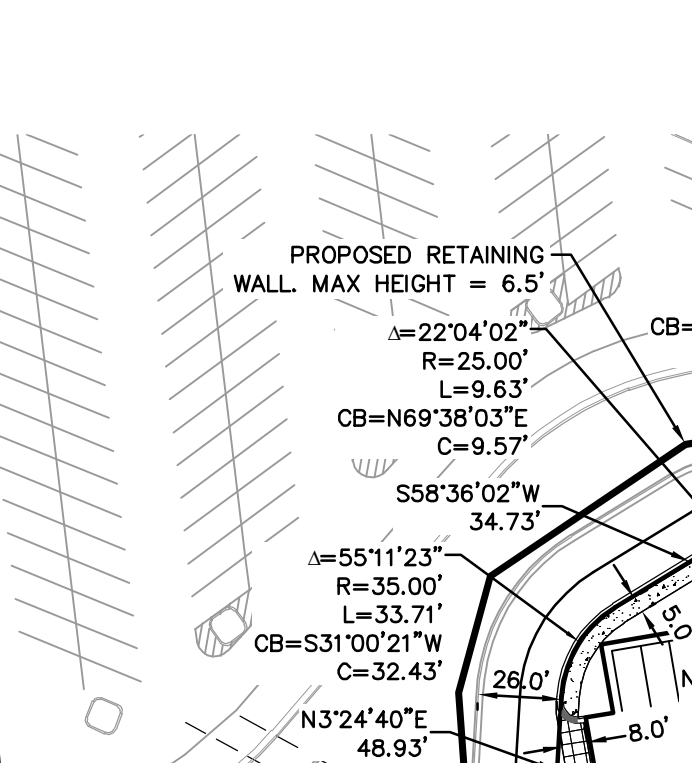
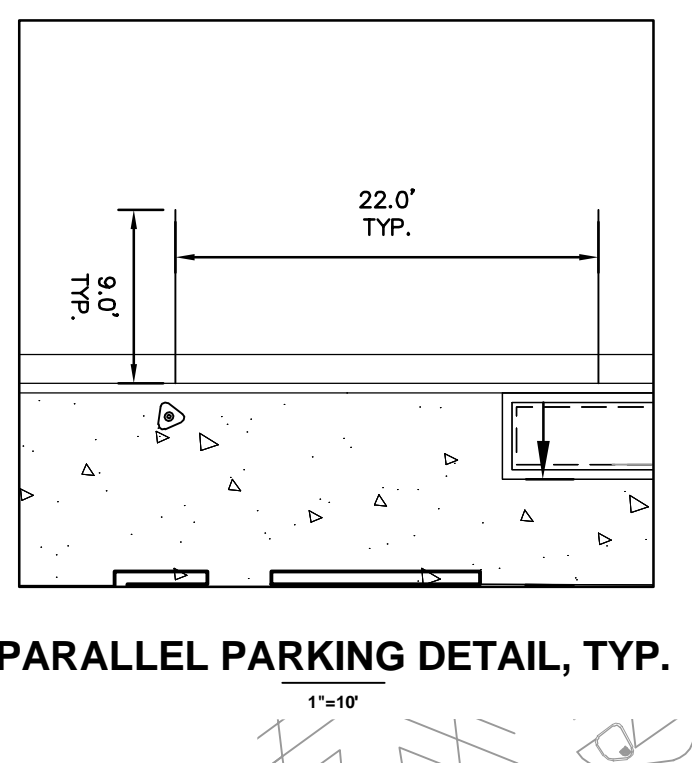
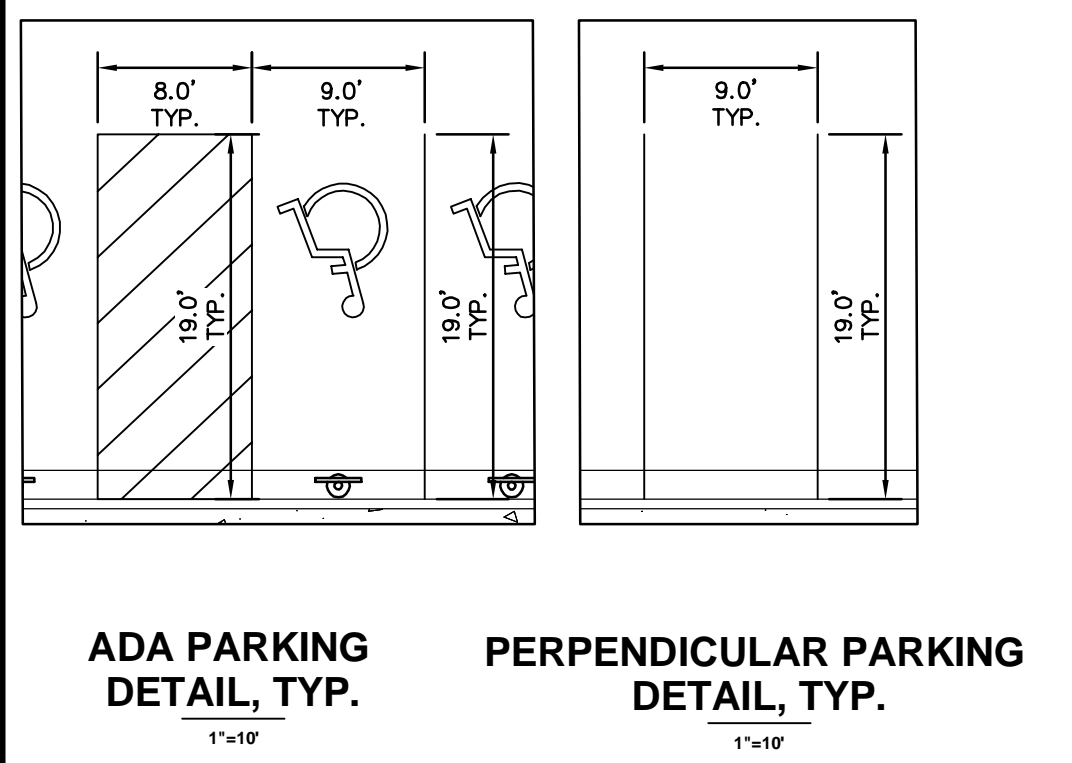
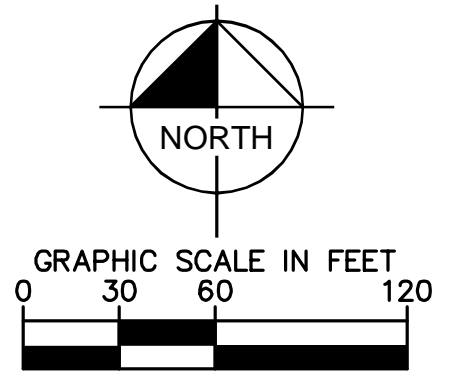


# PRELIMINARY PLAN FOR LOT 2 OF THE FIRST RESUBDIVISION OF FOX VALLEY EAST REGION I UNIT NO. 1

Call Before You Dig  
**TULIE**  
1-800-892-0123



**LEGEND**

- CONCRETE SIDEWALK
- CONCRETE PAVERS AT CROSSWALK
- CONCRETE PAVERS
- HARDSCAPE
- STANDARD PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER
- PROPERTY LINE
- PROPOSED FENCE
- PROPOSED FENCE ON FREESTANDING WALL
- PROPOSED STREET LIGHT
- PROPOSED SIGN
- PROPOSED KNEE WALL
- PROPOSED BOLLARD
- TUCK UNDER PARKING STALL
- APPROXIMATE LOCATION OF TRASH ROOM
- RAISED PLANTER BED
- PROPOSED RETAINING WALL MAX HEIGHT = 6.5'
- ADA STALL
- PROPOSED MONUMENT SIGN
- WOODEN ARCHITECTURAL FEATURE

**Development Data Table: Preliminary Plan**

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 07-21-401-088, 07-21-401-011			j) Total Number of Residential Dwelling Units	304	Units
			i. Gross Density	27.36	du/acre
			ii. Net Density	27.36	Net Density
b) Proposed land use(s): Multi-Family Dwelling			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	11.1100092	Acres	iv. Bedroom Mx	0%	% 1 bdr
	483,952	Square feet		0%	% 2 bdr
d) Total Lot Coverage (buildings and pavement)	398,313	Square feet		0%	% 3 bdr
	82%	Percent		0%	% 4 bdr
e) Open space / landscaping	85,639	Square feet	l) Number of Single Family Corner Lots	0	Units
	18%	Percent	i. Gross Density	0.00	du/acre
f) Land to be dedicated to the School District	0	Acres	ii. Net Density	0.00	Net Density
g) Land to be dedicated to the Park District	0	Acres	iii. Unit Square Footage (average)	-	square feet
h) Number of parking spaces provided (individually accessible)	456	spaces	iv. Bedroom Mx	0%	% 1 bdr
i. surface parking lot	152	spaces		0%	% 2 bdr
ii. perpendicular	95	spaces		0%	% 3 bdr
iii. parallel	47	spaces		0%	% 4 bdr
iv. angled	0	spaces	m) Number of Multifamily Dwelling Units	304	Units
v. handicapped	10	spaces	i. Gross Density	27.36	du/acre
vi. enclosed	304	spaces	ii. Net Density	27.36	Net Density
vii. bike	0	racks	iii. Unit Square Footage (average)	1,203	square feet
i) Number of buildings	3		iv. Bedroom Mx	9%	Efficiency
i. Number of stories	3	stories			
ii. Building Square Footage (typical)	121,883	square feet			
iii. Square Footage of retail floor area	0	square feet			
iv. First Floor Building Square Footage (typical)	41,523	Square feet			

**Kimley»Horn**  
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4201 WINFIELD RD., SUITE 600  
PHOENIX, AZ 85044-4850  
WWW.KIMLEY-HORN.COM

**Centennial**  
PETITIONER: JON MESHEL, CENTENNIAL REAL ESTATE  
8750 N. CENTRAL EXPRESSWAY, STE 1740  
DALLAS, TX 75221

**FOX VALLEY MALL**  
195 FOX VALLEY CENTER  
AURORA, IL 60504  
OWNER: CENTENNIAL REAL ESTATE  
8750 N. CENTRAL EXPRESSWAY, STE 1740  
DALLAS, TX 75221

PRELIMINARY PLAN FOR LOT 2 OF THE FIRST RESUBDIVISION OF FOX VALLEY EAST REGION I UNIT NO. 1

SCALE: AS NOTED  
DESIGNED BY: KRK  
DRAWN BY: KRK  
CHECKED BY: NEW

CITY COMMENTS: 10/20/2020  
CITY COMMENTS: 10/27/2020  
DOCUMENT REVISION: 19/8/2020  
DATE: BY: KHA

ORIGINAL ISSUE: 8/27/2020  
KHA PROJECT NO. 190009001  
SHEET NUMBER EX1

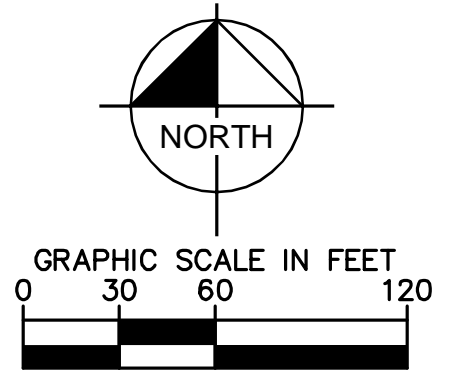
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 Plot date: 04/23/2020 12:28:12  
 Plot user: kwhorn  
 Plot scale: 1"=40'  
 Plot sheet: 1 of 1  
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 Plot radius



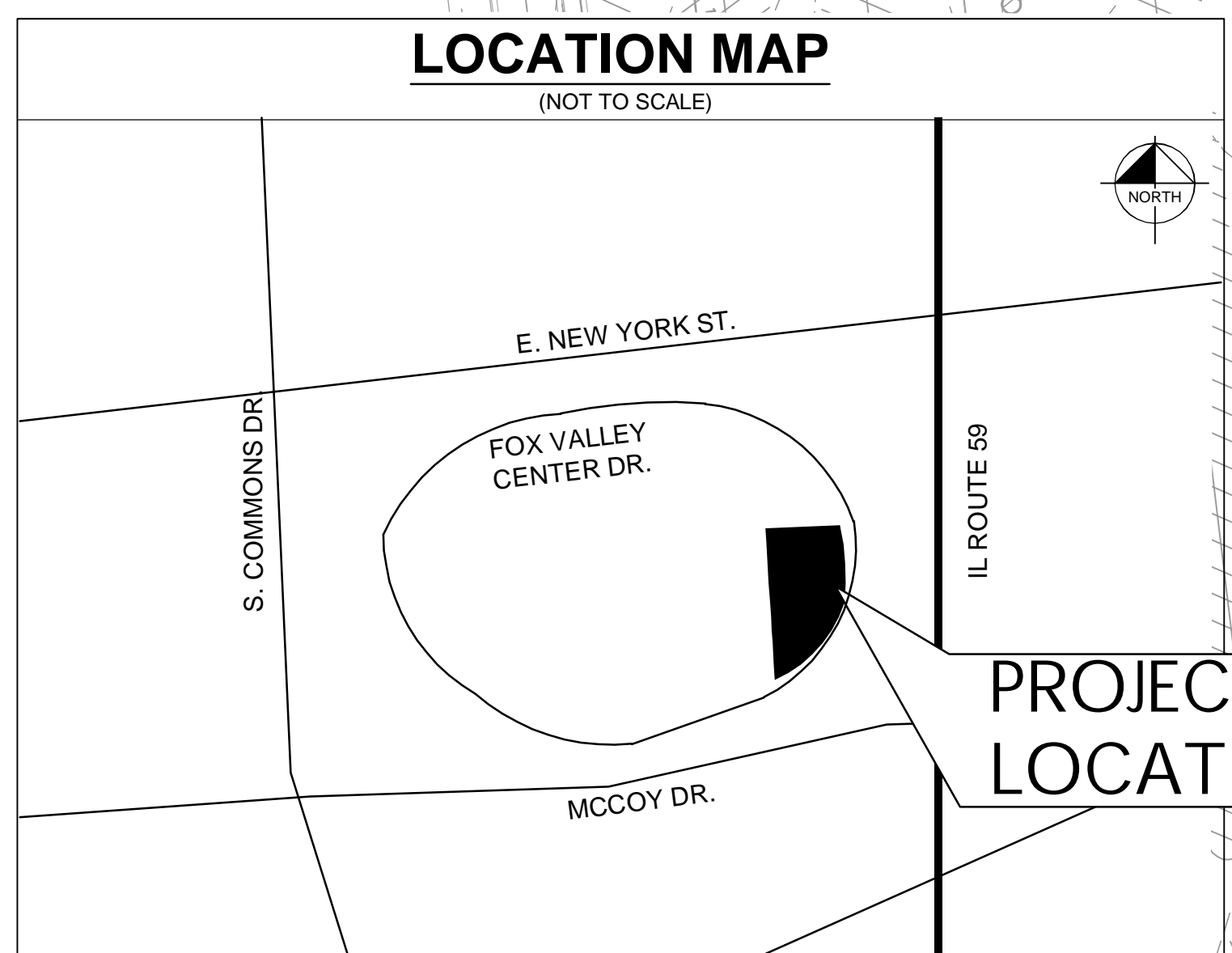
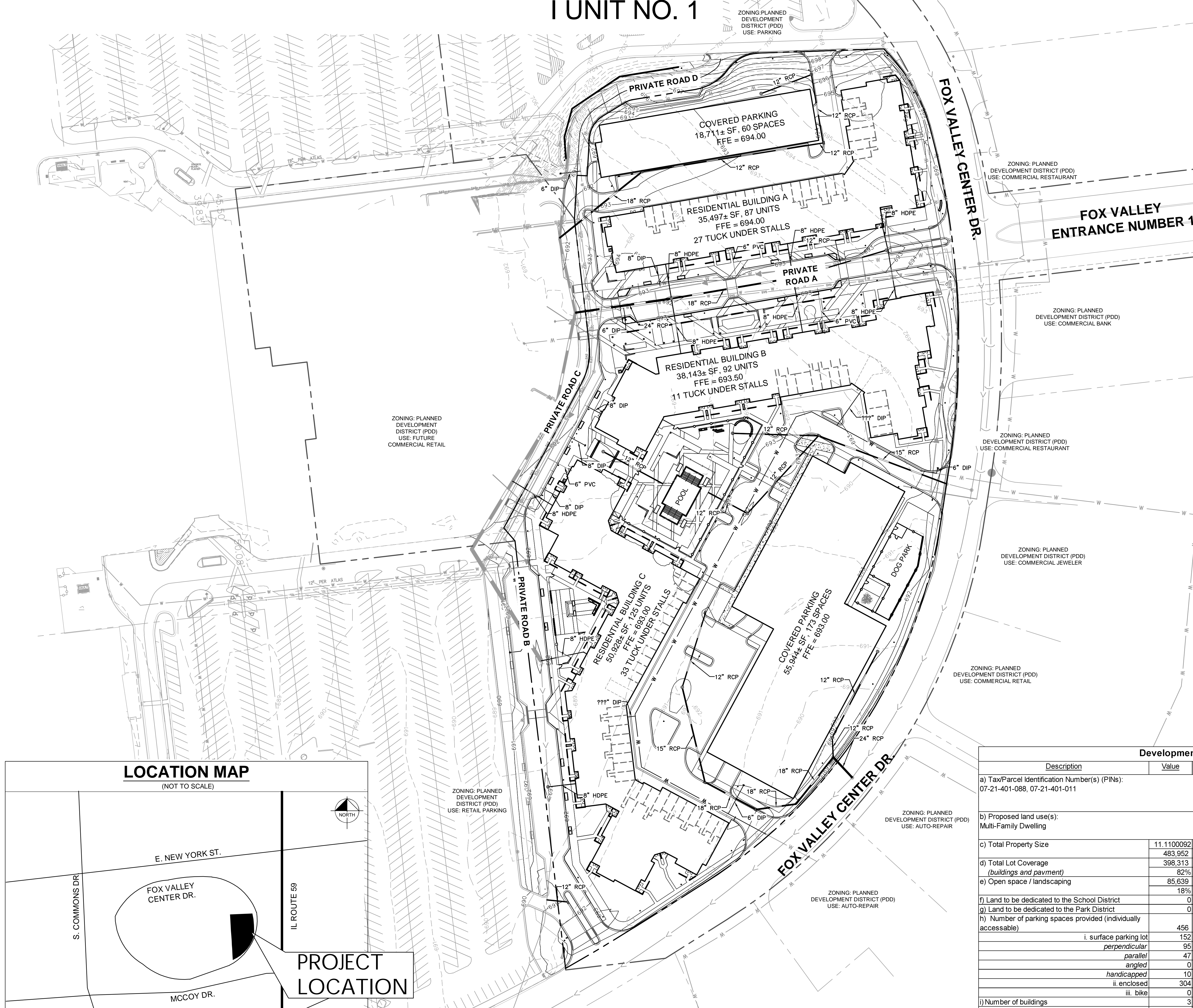
# PRELIMINARY PLAN FOR LOT 2 OF THE FIRST RESUBDIVISION OF FOX VALLEY EAST REGION

## I UNIT NO. 1

Call Before You Dig  
**TULIE**  
1-800-892-0123



LEGEND	
	STANDARD PITCH CONCRETE CURB AND GUTTER
	EX. WATER LINE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. UNDERGROUND ELECTRIC LINE
	EX. TELEPHONE
	EX. GAS
	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-1772) (GRASS USE NEENAH R-1786)
	PROPOSED COMBINATION CURB INLET (B6.18 C&G USE NEENAH R-3281-A)
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED FENCE
	PROPOSED FENCE ON FREESTANDING WALL
	PROPOSED STREET LIGHT
	PROPOSED TRANSFORMER



Development Data Table: Preliminary Plan					
Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 07-21-401-088, 07-21-401-011			j) Total Number of Residential Dwelling Units	304	units
			i. Gross Density	27.36	du/acre
			ii. Net Density	27.36	Net Density
b) Proposed land use(s): Multi-Family Dwelling			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
			iv. Bedroom Mx	0%	% 1 bdr
c) Total Property Size	11.1100092	Acres			
d) Total Lot Coverage (buildings and pavement)	483,952	Square feet			
e) Open space / landscaping	398,313	Square feet			
	82%	Percent			
	85,639	Square feet			
	18%	Percent			
f) Land to be dedicated to the School District	0	Acres	l) Number of Single Family Corner Lots	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	Acres	ii. Net Density	0.00	Net Density
i. surface parking lot	456	spaces	iii. Unit Square Footage (average)	-	square feet
perpendicular	152	spaces	iv. Bedroom Mx	0%	% 1 bdr
parallel	95	spaces			
angled	47	spaces			
handicapped	0	spaces			
ii. enclosed	10	spaces	m) Number of Multifamily Dwelling Units	304	units
iii. bike	304	spaces	i. Gross Density	27.36	du/acre
i) Number of buildings	0	racks	ii. Net Density	27.36	Net Density
i. Number of stories	3	stories	iii. Unit Square Footage (average)	1,203	square feet
ii. Building Square Footage (typical)	121,883	square feet	iv. Bedroom Mx	9%	Efficiency
iii. Square Footage of retail floor area	0	square feet			
iv. First Floor Building Square Footage (typical)	41,523	square feet			

**Kimley»Horn**  
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4201 WINFIELD RD., SUITE 600  
PHOENIX, AZ 85044  
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED  
DESIGNED BY: KRK  
DRAWN BY: KRK  
CHECKED BY: NEW

**Centennial**  
8750 N. CENTRAL EXPRESSWAY, STE. 1740  
DALLAS, TX 75231

PRELIMINARY PLAN FOR LOT 2 OF THE FIRST RESUBDIVISION OF FOX VALLEY EAST REGION I UNIT NO. 1

**FOX VALLEY MALL**  
196 FOX VALLEY CENTER  
AURORA, IL 60504  
OWNER: CENTENNIAL REAL ESTATE

ORIGINAL ISSUE: 8/27/2020  
KHA PROJECT NO. 190009001  
SHEET NUMBER

**EX. 1A**

CITY COMMENTS	10/20/2020	KHA	BY
CITY COMMENTS	10/27/2020	KHA	DATE
DOCUMENT REVISION	19/8/2020	KHA	
REVISIONS			

Drawing name: I:\SUS\_L\EA\190009001\_Centennial\_Fox Valley East Region I Unit No. 1\_Preliminary\_Sheet\_190009001.dwg, Ex. 1A, Oct. 23, 2020, 7:12am, by: Kevin Howard  
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