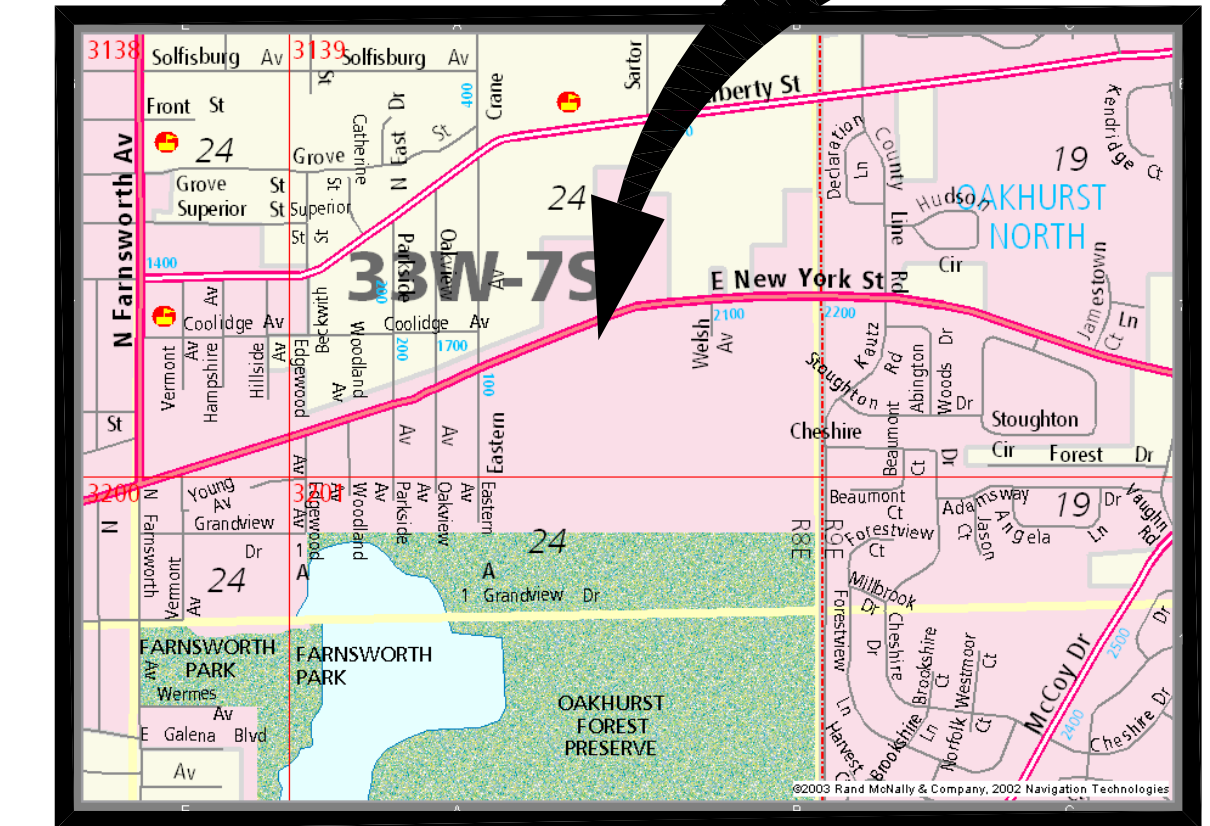
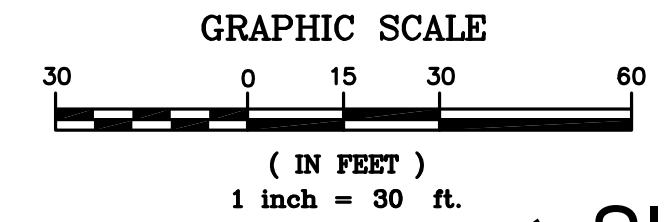


# PRELIMINARY PLAN FOR FOX VALLEY SQUARE SUBDIVISION

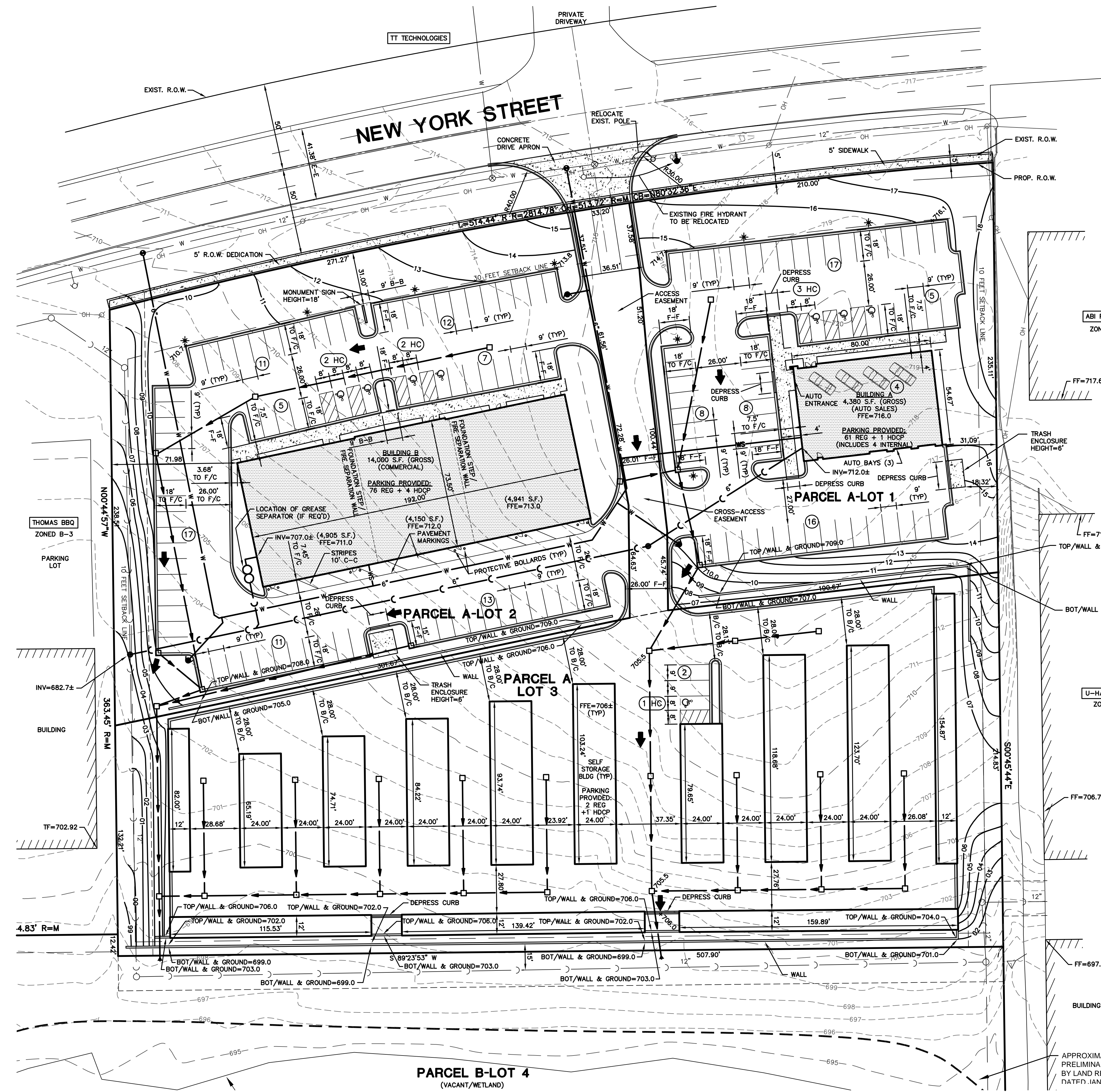
SCALE: 1" = 30'



**LOCATION MAP**  
NOT TO SCALE

| EXISTING |                         | LEGEND |                         |
|----------|-------------------------|--------|-------------------------|
| —○—      | SANITARY SEWER          | —○—    | SANITARY SEWER          |
| —W—      | WATERMAIN               | —W—    | WATERMAIN               |
| —S—      | STORM SEWER             | —S—    | STORM SEWER             |
| —OH—     | OVERHEAD WIRES          | —OH—   | OVERHEAD WIRES          |
| —G—      | GAS LINE                | —G—    | GAS LINE                |
| —T—      | TELEPHONE LINE          | —T—    | TELEPHONE LINE          |
| —X—      | FENCE                   | —X—    | FENCE                   |
| ○        | FIRE HYDRANT            | ●      | VALVE IN VAULT          |
| □        | INLET                   | □      | MANHOLE WITH CLOSED LID |
| △        | FLARED END SECTION      | △      | POWER POLE              |
| ◇        | PEDESTAL                | ◇      | PEDESTAL                |
| ⊙        | SIGN                    | ⊙      | SIGN                    |
| ⊙        | PARKING SPACES PROVIDED | ⊙      | PARKING SPACES PROVIDED |
| ⊙        | SPOT ELEVATION          | ⊙      | SPOT ELEVATION          |
| ⊙        | CONTOUR                 | ⊙      | CONTOUR                 |

| Development Data Table: Preliminary Plan                       |             |             |  |       |             |
|--|-------------|-------------|--|-------|-------------|
| Description  | Value       | Unit        | Description  | Value | Unit        |
| a) Tax/Parcel Identification Number(s) (PINs): 15-24-451-033   |             |             | 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): Commercial                            |             |             | 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 Mix                                    |       |             |
| c) Total Property Size   | 14.02045455 | Acres       | v. Number of Single Family Corner Lots             | 0     | units       |
| d) Total Lot Coverage (buildings and pavement)                 | 610,731     | Square feet | i. Gross Density                                   | 0.00  | du/acre     |
| e) Open space / landscaping                                    | 169,768     | Square feet | ii. Net Density                                    | 0.00  | Net Density |
|  | 26%         | Percent     | iii. Unit Square Footage (average)                 |       | square feet |
|  | 448,401     | Square feet | iv. Bedroom Mix                                    |       |             |
|  | 73%         | Percent     | f) Number of Single Family Attached Dwelling Units | 0     | units       |
| f) Land to be dedicated to the School District                 | 0           | Acres       | i. Gross Density                                   | 0.00  | du/acre     |
| g) Land to be dedicated to the Park District                   | 0           | Acres       | ii. Net Density                                    | 0.00  | Net Density |
| h) Number of parking spaces provided (individually accessible) | 145         | spaces      | iii. Unit Square Footage (average)                 |       | square feet |
| i. surface parking lot   | 141         | spaces      | iv. Bedroom Mix                                    |       |             |
| perpendicular  | 133         | spaces      | i. Gross Density                                   | 0.00  | du/acre     |
| parallel   | 0           | spaces      | ii. Net Density                                    | 0.00  | Net Density |
| angled   | 0           | spaces      | iii. Unit Square Footage (average)                 |       | square feet |
| handicapped  | 8           | spaces      | iv. Bedroom Mix                                    |       |             |
| enclosed   | 4           | spaces      | m) Number of Multifamily Dwelling Units            | 0     | units       |
| ii. bike   | 0           | spaces      | i. Gross Density                                   | 0.00  | du/acre     |
|  |             |             | ii. Net Density                                    | 0.00  | Net Density |
|  |             |             | iii. Unit Square Footage (average)                 |       | square feet |
|  |             |             | iv. Bedroom Mix                                    |       |             |
| i) Number of buildings   | 15          |             |  |       |             |
| i. Number of stories   | 1           | stories     |  |       |             |
| ii. Building Square Footage (typical)                          | 44,031      | square feet |  |       |             |
| iii. Square Footage of retail floor area                       | 0           | square feet |  |       |             |
| iv. First Floor Building Square Footage (typical)              | 44,031      | Square feet |  |       |             |



**INTECH CONSULTANTS, INC.**  
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ILLINOIS REGISTRATION NO. 184-001040

OWNER & PETITIONER:  
FOX VALLEY PROPERTY SERVICES, LLC  
1667 E. NEW YORK STREET  
AURORA, ILLINOIS

FOX VALLEY SQUARE SUBDIVISION

PRELIMINARY PLAN

SCALE: 1"=30'  
DATE: 11-14-16  
DRAWN: SJP  
DESIGNED: CP

PROJECT NO. 2014-019A  
SHEET 1 OF 2

M:\CAD Projects\2014\2014-019A\dwg\2014-019A\_PRELIM-REV3.dwg, LOT N, 3/31/2017 5:42:22 AM, SJP

APPROXIMATE LIMIT OF WETLANDS PER PRELIMINARY WETLAND DETERMINATION BY LAND RESOURCE MANAGEMENT GROUP DATED JANUARY 29, 2015



