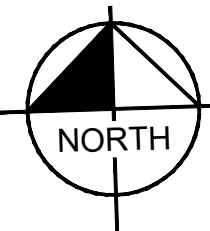


Drawing name: K:\GIS\DEV\26896000\Jomson Commercial_Aurora_IL\2 Design\CAO\Exhibits\2025-0715 Preliminary Plan.dwg Layout1 Sep 24, 2025 5:26pm by: Anna Sampson
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

FINAL PLAN FOR FOX VALLEY PROPERTIES, LTD. PHASE II, LOT 19



NORTH

GRAPHIC SCALE IN FEET

0 15 30 60

1" = 30'

Call Before You Dig

TOLIE

1-800-892-0123

ZONING: BUSINESS BOULEVARD
SPECIAL USE DISTRICT
USE: COMMERCIAL BUSINESS

ZONING: BUSINESS BOULEVARD
SPECIAL USE DISTRICT
USE: STORMWATER MANAGEMENT

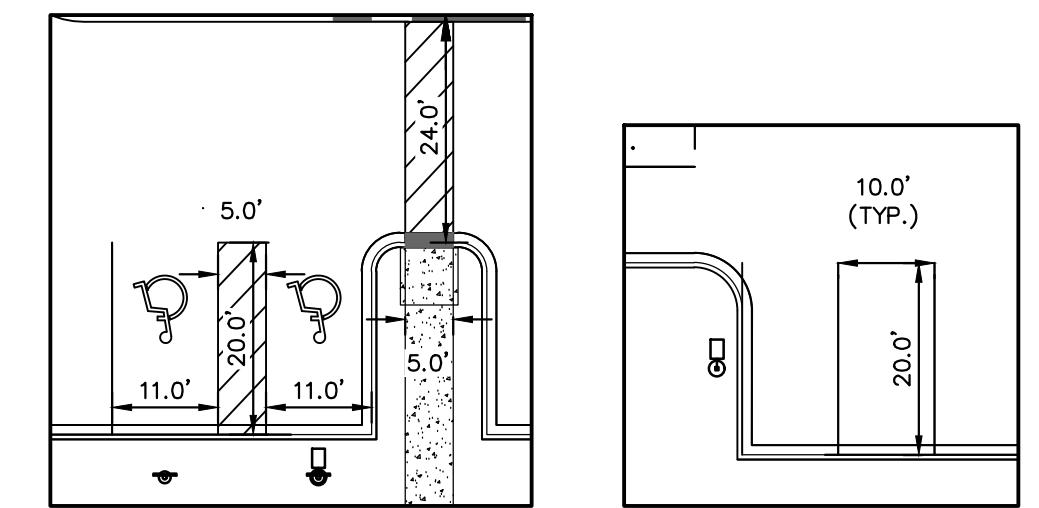
ZONING: BUSINESS BOULEVARD
SPECIAL USE DISTRICT
USE: AUTOMOTIVE BUSINESS

ZONING: BUSINESS BOULEVARD
SPECIAL USE DISTRICT
USE: COMMERCIAL RESTAURANT

ZONING: BUSINESS BOULEVARD
SPECIAL USE DISTRICT
USE: COMMERCIAL BUSINESS

LEGEND

	STANDARD DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	HEAVY DUTY CONCRETE PAVEMENT
	STANDARD PITCH CONCRETE CURB AND GUTTER
	REVERSE PITCH CONCRETE CURB AND GUTTER
	CONCRETE DEPRESSED CURB AND GUTTER
	PROPERTY LINE
	PROPOSED SIGN
	ADA STALL
	PROPOSED STORM SEWER LINE
	PROPOSED OPEN LID STORM STRUCTURE ON PAVEMENT (USE NEENAH R-2540)
	PROPOSED OPEN LID STORM STRUCTURE ON GRASS (USE NEENAH R-4340-B BEEHIVE)
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED VALVE VAULT



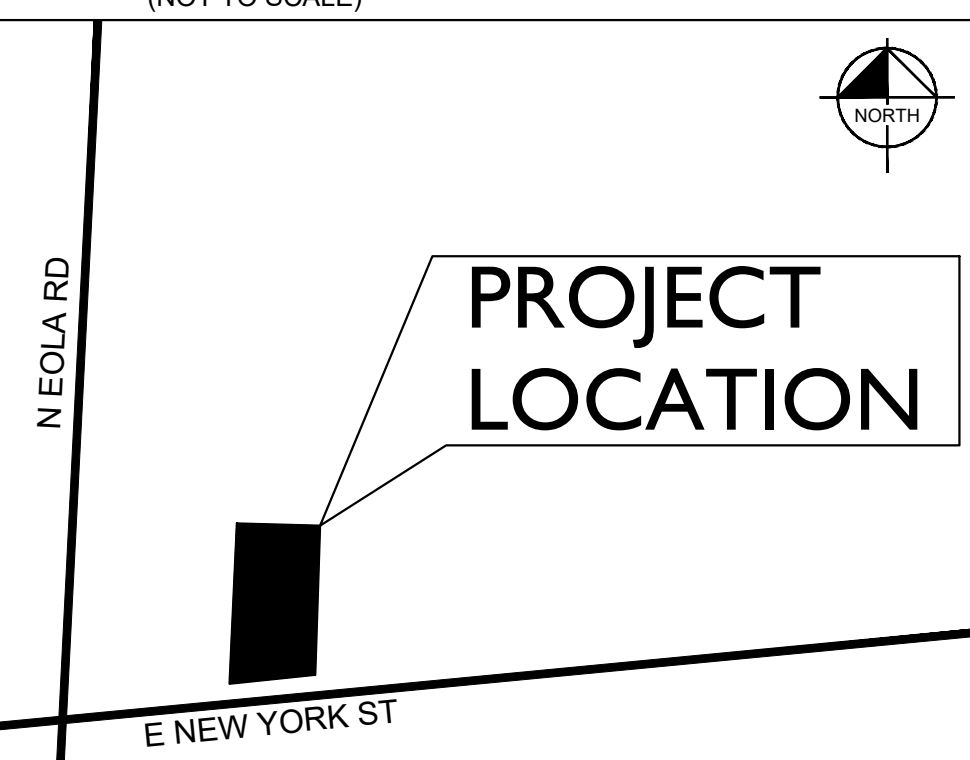
ADA PARKING
DETAIL, TYP.

PERPENDICULAR PARKING
DETAIL, TYP.

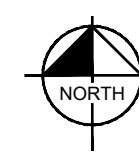
Development Data Table: Final Plan			
Description	Value	Unit	
a) Tax/Parcel Identification Number(s) (PINs): 720315004			
j) Total Number of Residential Dwelling Units			0 units
		i. Gross Density	0.00 du/acre
		k) Number of Single Family Dwelling Units	0 units
		i. Gross Density	0.00 du/acre
c) Total Property Size		iii. Unit Square Footage (average)	0 square feet
		iv. Bedroom Mx	0% % 1 bdr
			0% % 2 bdr
			20% % 3 bdr
d) Total Lot Coverage			80% % 4 bdr
		v. Number of Single Family Corner Lots	0 units
		l) Number of Single Family Attached Dwelling Units	0 units
		i. Gross Density	0.00 du/acre
e) Open space / landscaping		iii. Unit Square Footage (average)	0 square feet
		iv. Bedroom Mx	0% % 1 bdr
			90% % 2 bdr
			10% % 3 bdr
f) Land to be dedicated to the School District			0% % 4 bdr
		m) Number of Multifamily Dwelling Units	0 units
		i. Gross Density	0.00 du/acre
g) Land to be dedicated to the Park District		iii. Unit Square Footage (average)	0 square feet
		iv. Bedroom Mx	0% % 1 bdr
			90% % 2 bdr
			10% % 3 bdr
h) Number of parking spaces provided (individually accessible)			0% % 4 bdr
		i. surface parking lot	0 spaces
		perpendicular	30 spaces
		parallel	0 spaces
i) Number of buildings		angled	0 spaces
		handicapped	2 spaces
		ii. enclosed	0 spaces
		iii. bike	0 racks
j) Number of buildings		i. Number of stories	1 stories
		ii. Building Square Footage (typical)	5310 square feet
		iii. Square Footage of retail floor area	0 square feet
		iv. First Floor Building Square Footage (typical)	5310 square feet

LOCATION MAP

(NOT TO SCALE)



PROJECT
LOCATION



PT #1912
STORM INLET
RIM= 717.26'
INV (N)= 712.86', 12" RCP
INV (E)= 712.86', 12" RCP
INV (S)= 712.51', 15" RCP

PT #1182
STORM INLET
RIM= 714.70'
INV (NW)= 711.00', 12" RCP

PT #1114
STORM INLET
RIM= 716.80'
INV (N)= 707.80', 12" RCP
INV (S)= 707.80', 12" RCP

PT #1102
STORM INLET
RIM= 718.70'
INV (N)= 718.20', 12" RCP

PT #1068
STORM INLET
RIM= 718.51'
INV (N)= 713.27', 12" RCP
INV (SE)= 713.51', 12" RCP

PT #1060
STORM INLET
RIM= 717.35'
INV (NW)= 713.59', 12" RCP
INV (S)= "NOT VISIBLE"

PT #1077
STORM INLET
RIM= 717.20'
INV (N)= 714.2', 12" RCP

PT #1107
WATER VALVE VAULT
RIM= 721.89'
T/P (EW)= 711.250'

PT #1115
STORM INLET
RIM= 716.46'
INV (W)= 712.79', 12" RCP

PT #1139
STORM INLET
RIM= 714.62'
INV (N)= 707.80', 12" RCP
INV (SE)= 707.80', 12" RCP
INV (W)= 707.80', 12" RCP

PT #1182
STORM INLET
RIM= 714.70'
INV (NW)= 711.00', 12" RCP

PT #1209
2" PVC
R= 716.77'

PT #1209
2" PVC
R= 716.77'

PT #1209
2" PVC
R= 716.77'

PT #1209
2" PVC
R= 716.77'

PT #1209
2" PVC
R= 716.77'

PT #1209
2" PVC
R= 716.77'

PT #1209
2" PVC
R= 716.77'

E NEW YORK STREET

40-FOOT FRONT YARD SETBACK

20-FOOT SIDE YARD SETBACK

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