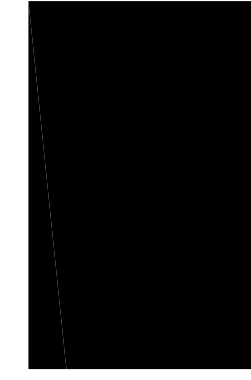
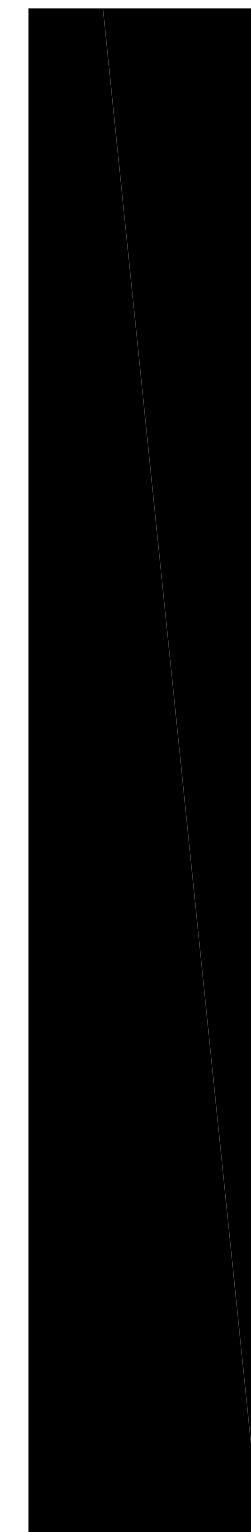


METRO 59

STATION BLVD.
AURORA, IL 60505



SPECIAL SIGN DISTRICT PLANS



PREPARED BY:



Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE

126 S. Main Street
Oswego, IL 60543
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f: 630 551-3639
schoppedesign.net

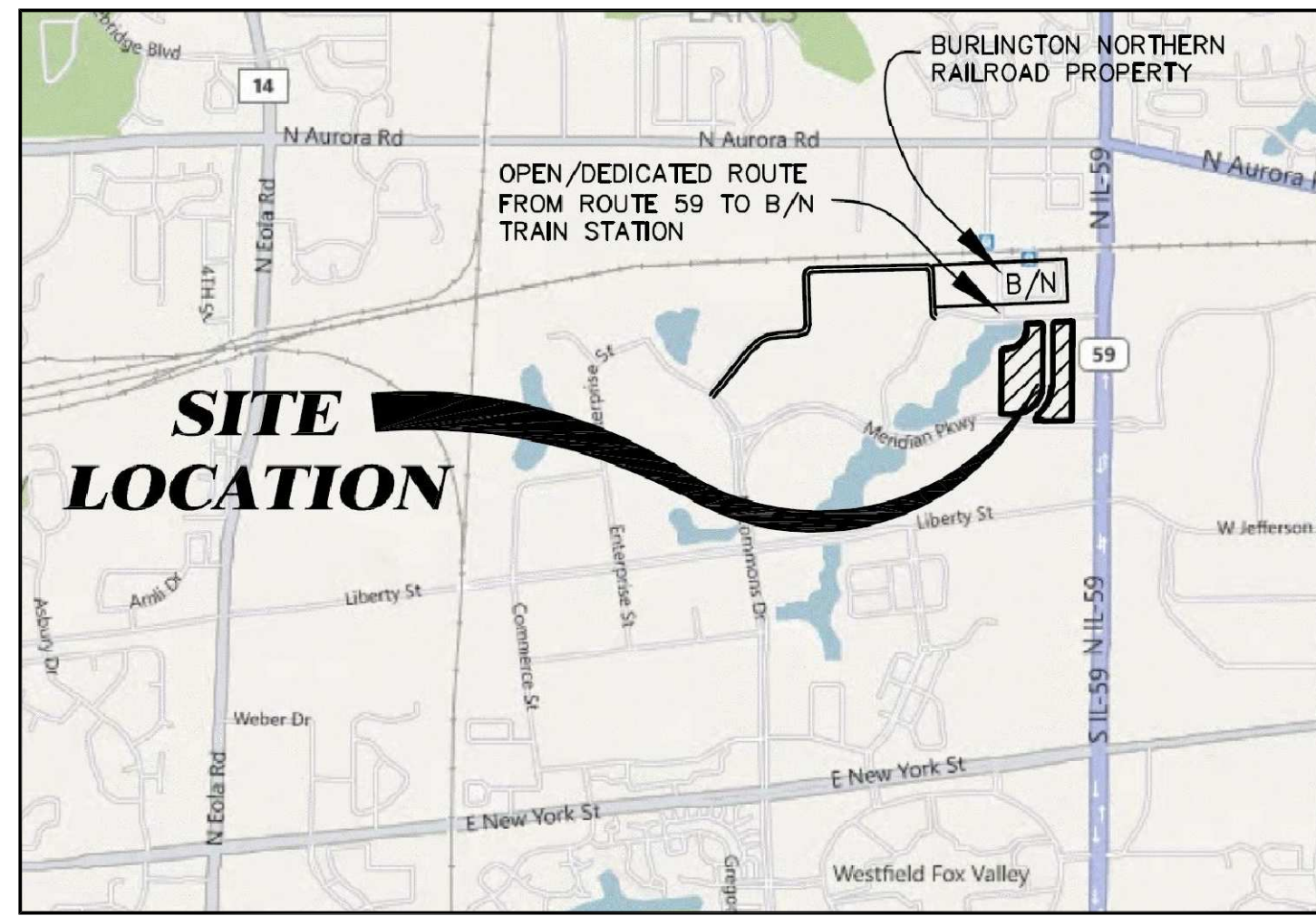
PREPARED FOR:



Next Generation
Development LLC

975 E. 22nd St., Suite 200
Wheaton, Illinois 60189
Phone: (630)384-6440

LOCATION MAP



GENERAL NOTES

1. Base information obtained from Electronic base received from Cemcon, LTD. Final Plat dated 06-12-2012 recorded document number R2012-184869 & Final Site Development Plans dated 07-18-2012.
2. Contractor and or sub-contractors shall verify locations of all underground utilities prior to digging. Contact J.U.L.I.E. (Joint Utility Locating for Excavators) at 1-800-892-0123 or dial 811.
3. Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies, or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies.
4. Secure and pay for permits, fees and inspections necessary for the proper execution of this work. Comply with codes applicable to this work.
5. Any and all materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies. Confirm and install sufficient quantities to complete the work as drawn. No additional payments will be made for materials required to complete the work as drawn.

LINE & SYMBOL KEY

| EXISTING | PROPOSED | |
|---------------------|---------------------|------------------------|
| --->--->--->--->--- | --->--->--->--->--- | STORM SEWER |
| --->--->--->--->--- | --->--->--->--->--- | SANITARY SEWER |
| --- | --- | UNDERGROUND ELECTRIC |
| --- | --- | GAS - NICOR/NIGAS |
| --- | --- | WATER LINES |
| --- | --- | COUTOURS |
| --- | --- | COUTOURS |
| --- | --- | PROPERTY LINE |
| --- | --- | ADJACENT PROPERTY LINE |
| --- | --- | CURB/PAVEMENT LINE |
| --- | --- | EXISTING BUILDINGS |
| --- | --- | PROPOSED BUILDINGS |

| EXISTING | PROPOSED | LIGHTING |
|----------|----------|----------|
| ▽ | ▽ | ■ |
| ○ | ○ | ■ |
| ⊕ | ⊕ | ☉ |
| ⊙ | ⊙ | ☉ |
| □ | □ | ● |
| □ | □ | ● |

FIRE HYDRANT
 CATCH BASIN
 WATER VALVE
 MANHOLE
 TRAFFIC SIGN
 INLET
 HANDHOLE
 STATION BLVD. 40' HGT. DUAL LAMP
 STATION BLVD. 40' HGT. SINGLE LAMP
 12' HGT. STREET LIGHT W/ SINGLE LAMP
 12' HGT. STREET LIGHT W/ DUAL LAMP

LEGAL DESCRIPTION

LOTS 1 AND 2 IN METRO 59 SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT R2012-184869, IN DUPAGE COUNTY, ILLINOIS

GENERAL SITE INFORMATION

P.I.N.
07-16-400-040
07-16-400-041

TOTAL AREA:
±16.30 AC.

CURRENT ZONING:
R-5 (S) SPECIAL USE

TOTAL MULTI-FAMILY UNITS:
7 BUILDINGS
448 DWELLING UNITS

SHEET INDEX

- L0.0 COVER
- L1.0 SITE PLAN - OVERALL
- L1.1 SITE PLAN - SOUTH ENLARGEMENT
- L1.2 SITE PLAN - NORTH ENLARGEMENT
- L1.3 DETAILED SIGN LAYOUTS

UTILITY LOCATION NOTICE



Know what's below.
Call before you dig.

Contractor and or sub-contractors shall verify locations of all underground utilities prior to digging. Contact J.U.L.I.E. (Joint Utility Locating for Excavators) at 1-800-892-0123 or dial 811.

REVISION HISTORY

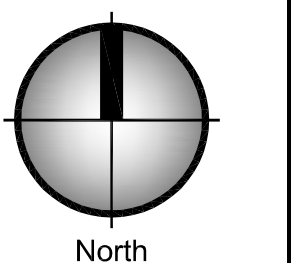
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|------|------------|--------------|---|
| 8 | . | . | . |
| 7 | . | . | . |
| 6 | . | . | . |
| 5 | . | . | . |
| 4 | . | . | . |
| 3 | 2015-06-10 | ALL | REVISED PER 05-27-2015 C.O.A. REVIEW COMMENTS |
| 2 | 2015-05-27 | ALL | REVISED PER 5-20-2015 C.O.A. REVIEW COMMENTS |
| 1 | 2015-04-23 | ALL | ISSUED FOR CITY REVIEW |
| 0 | 2015-04-08 | ALL | ISSUED FOR CLIENT REVIEW |

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Owner of Record:
**Next Generation
Development LLC**
975 E. 22nd St., Suite 200
Wheaton, Illinois 60189
Phone: (630)384-6440



Project Name:
**SPECIAL SIGN
DISTRICT PLANS**
COVER SHEET



Revisions
4.
3. 2015-06-10 R/S/D PER 5-27-2015 C.O.A. REVIEW COMMENTS
2. 2015-05-27 R/S/D PER 5-20-2015 C.O.A. REVIEW COMMENTS
1. 2015-04-23 ISSUED FOR CITY REVIEW
0. 2015-04-08 ISSUED FOR CLIENT REVIEW
Date: 2015-04-08
Scale: N.A.
Job #: 313.001.03
Drawn: C.Funkhouser
File #: 274.001_SD03.dwg
SHEET:
Lo.0

P:\15\1574 Next Generation Development LLC\274.001\DWG\313.001_0303.dwg



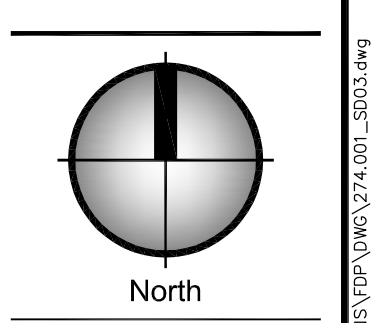
1 OVERALL PLAN
SCALE: 1" = 60'

SEE SHEET L1.1
SEE SHEET L1.2

MATCH LINE

MATCH LINE

SEE SHEET L1.1
SEE SHEET L1.2



Revisions

| | | |
|----|------------|--|
| 3. | 2015-06-10 | RUSD PER 5-27-2015 COA REVIEW COMMENTS |
| 2. | 2015-05-27 | RUSD PER 5-28-2015 COA REVIEW COMMENTS |
| 1. | 2015-04-23 | ISSUED FOR CITY REVIEW |
| 0. | 2015-04-08 | ISSUED FOR CLIENT REVIEW |

Date: 2015-04-08
 Scale: 1" = 60'
 Job #: 313.001.03
 Drawn: C.Funkhouser
 File #: 274.001_SD03.dwg

PATH: P:\374 Next Generation Development LLC\374.018\WORK\4 FINAL PLANS\374.018\374.001_SD03.dwg



MATCH LINE
SEE SHEET L1.2

MATCH LINE
SEE SHEET L1.2

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 schoppe@design.net

Owner of Record: **Next Generation Development LLC**
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 Wheaton, Illinois 60189
 Phone: (630)384-6440

Project Name: **metro 59**

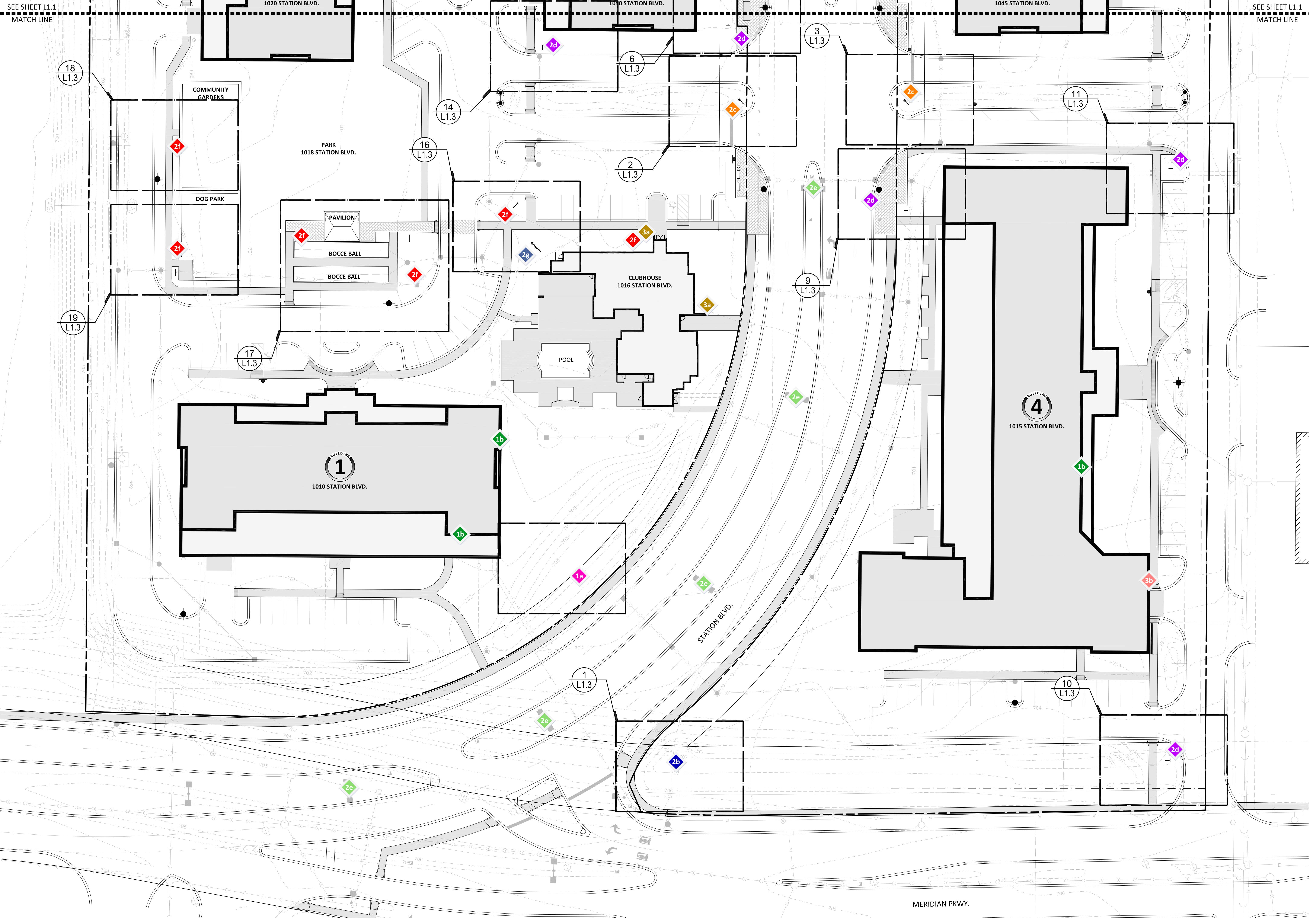
Plan Set: **SPECIAL SIGN DISTRICT PLANS ENLARGEMENT - NORTH**

Revisions

| | | |
|----|------------|--------------------------|
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| | | C.O.A. REVIEW COMMENTS |
| 2. | 2015-05-27 | RVSJ PER 5-28-2015 |
| | | C.O.A. REVIEW COMMENTS |
| 1. | 2015-04-23 | ISSUED FOR CITY REVIEW |
| 0. | 2015-04-08 | ISSUED FOR CLIENT REVIEW |

Date: 2015-04-08
 Scale: 1" = 30'
 Job #: 313.001.03
 Drawn: C.Funkhouser
 File #: 274.001_S003.dwg

SHEET: **L1.1**



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Owner of Record: **Next Generation Development LLC**
 975 E. 22nd St., Suite 200
 Wheaton, Illinois 60189
 Phone: (630)384-6440

Project Name: **metro 59**

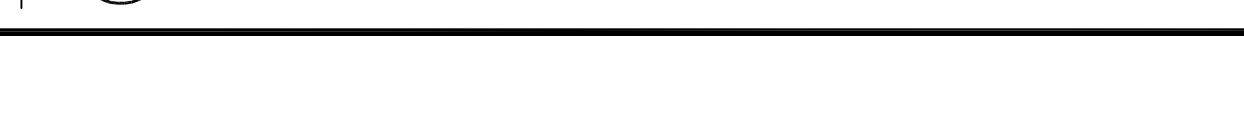
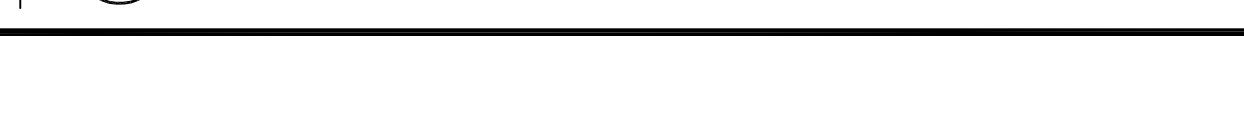
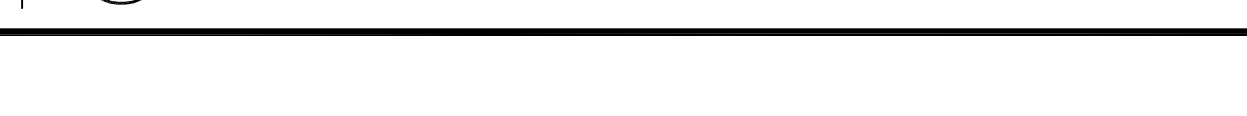
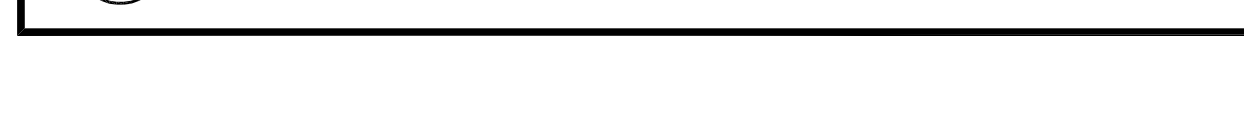
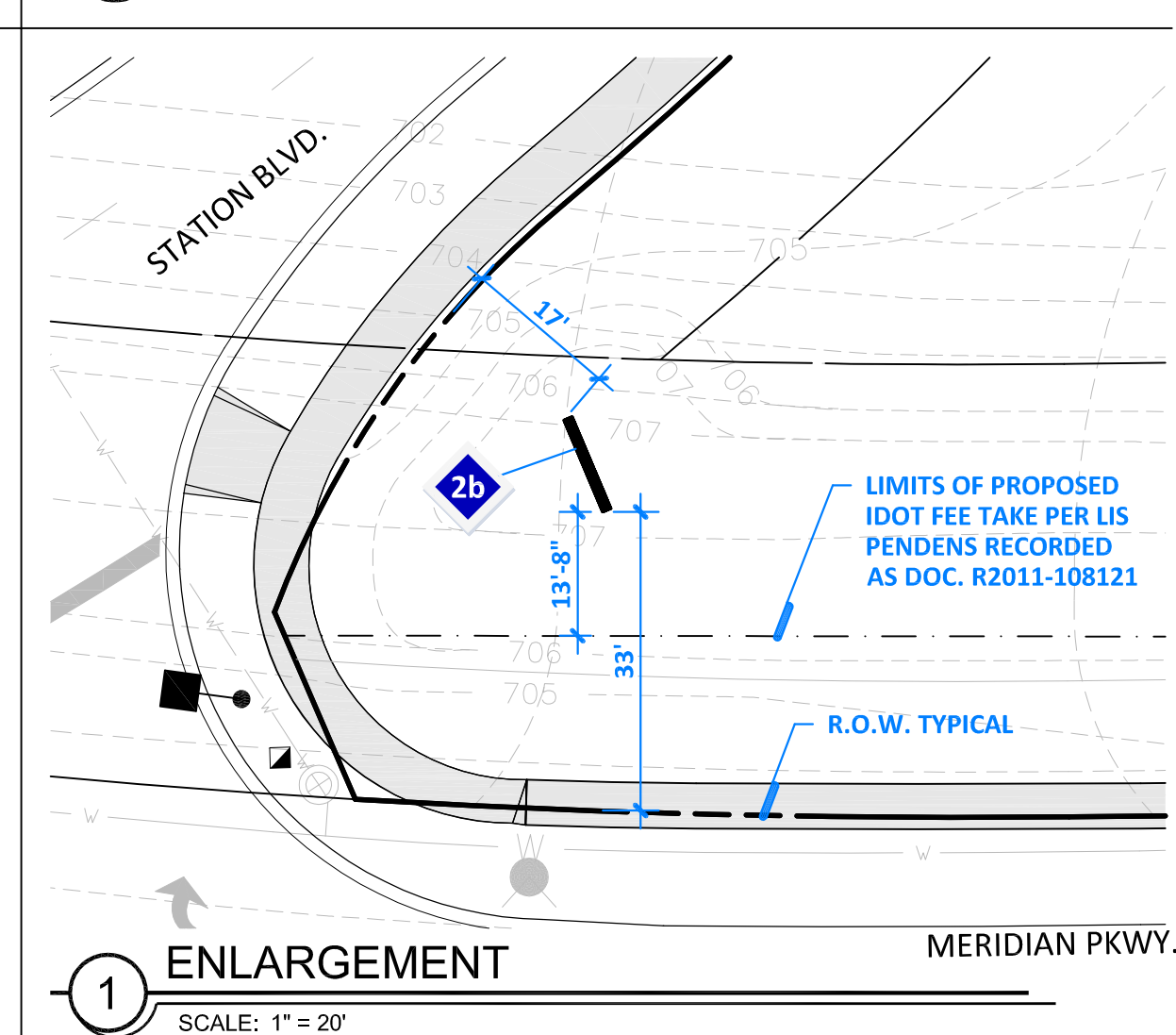
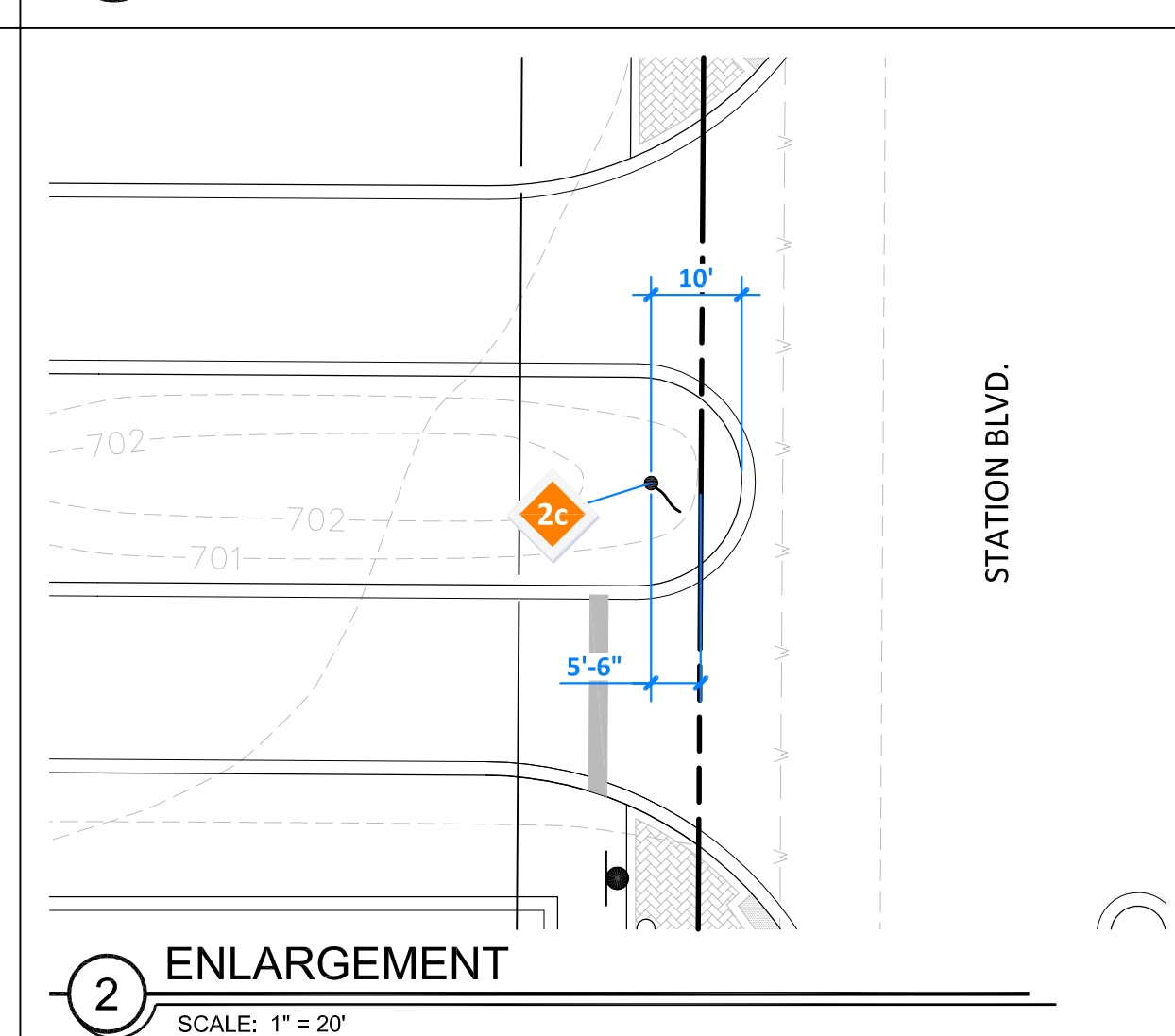
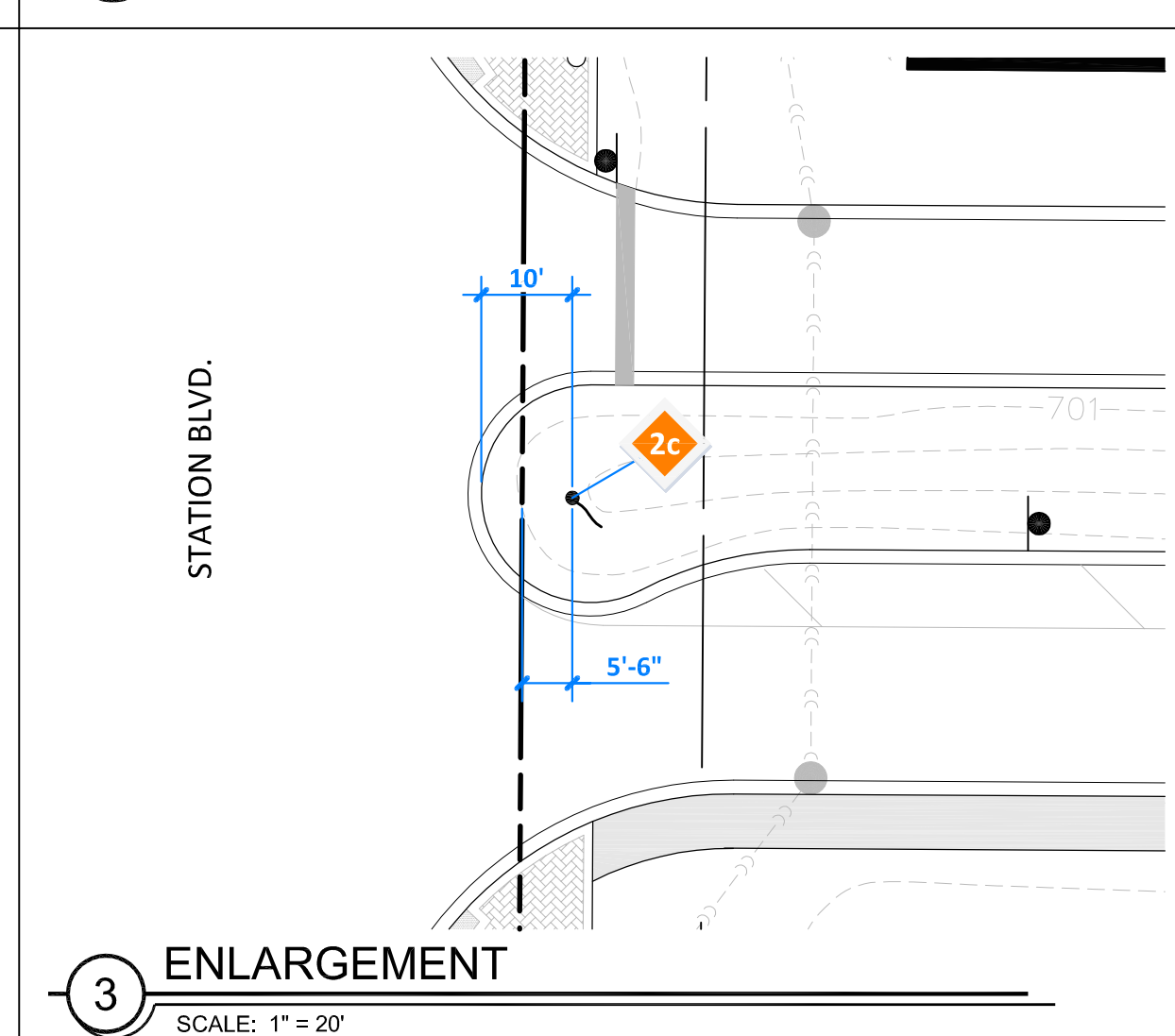
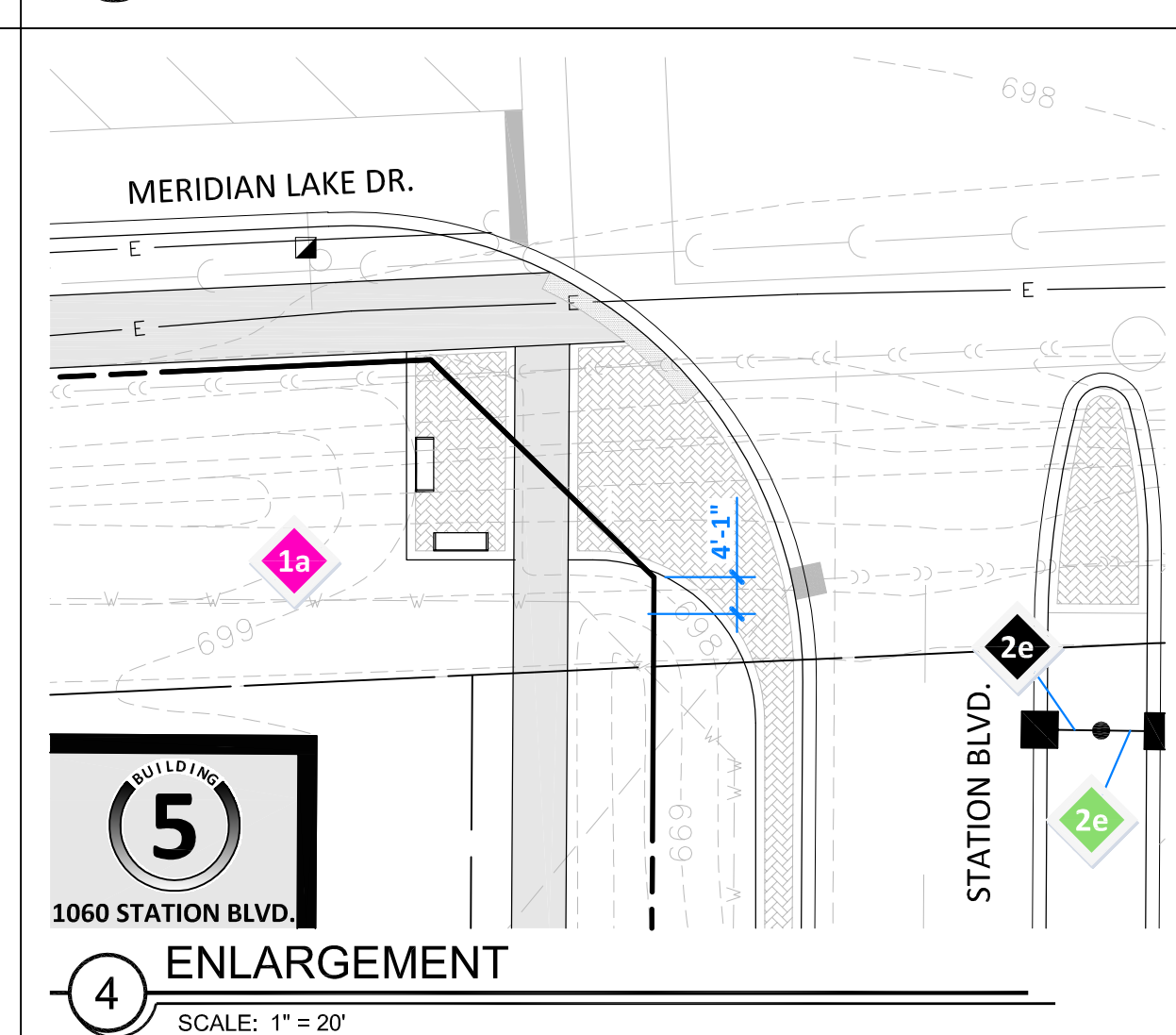
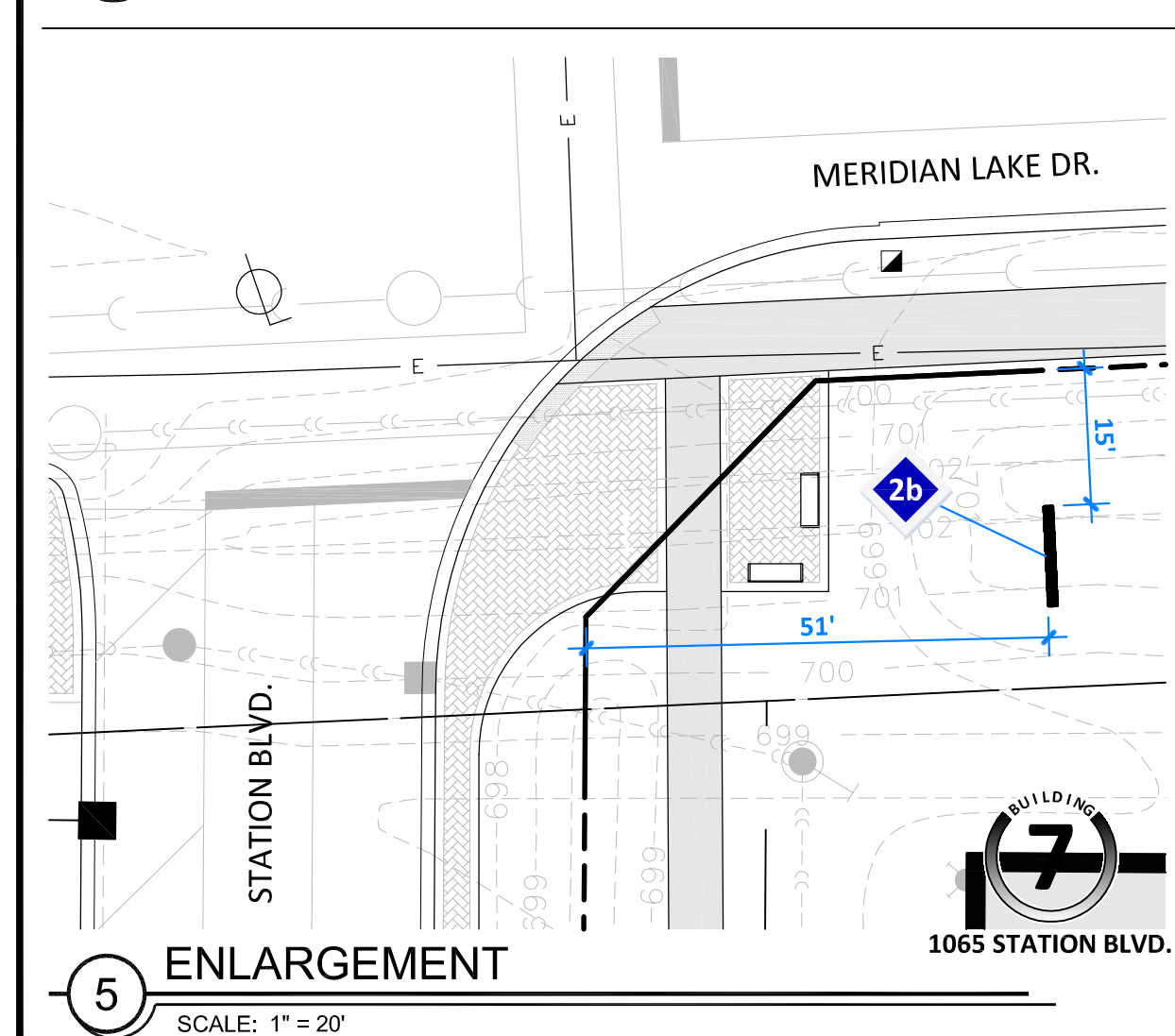
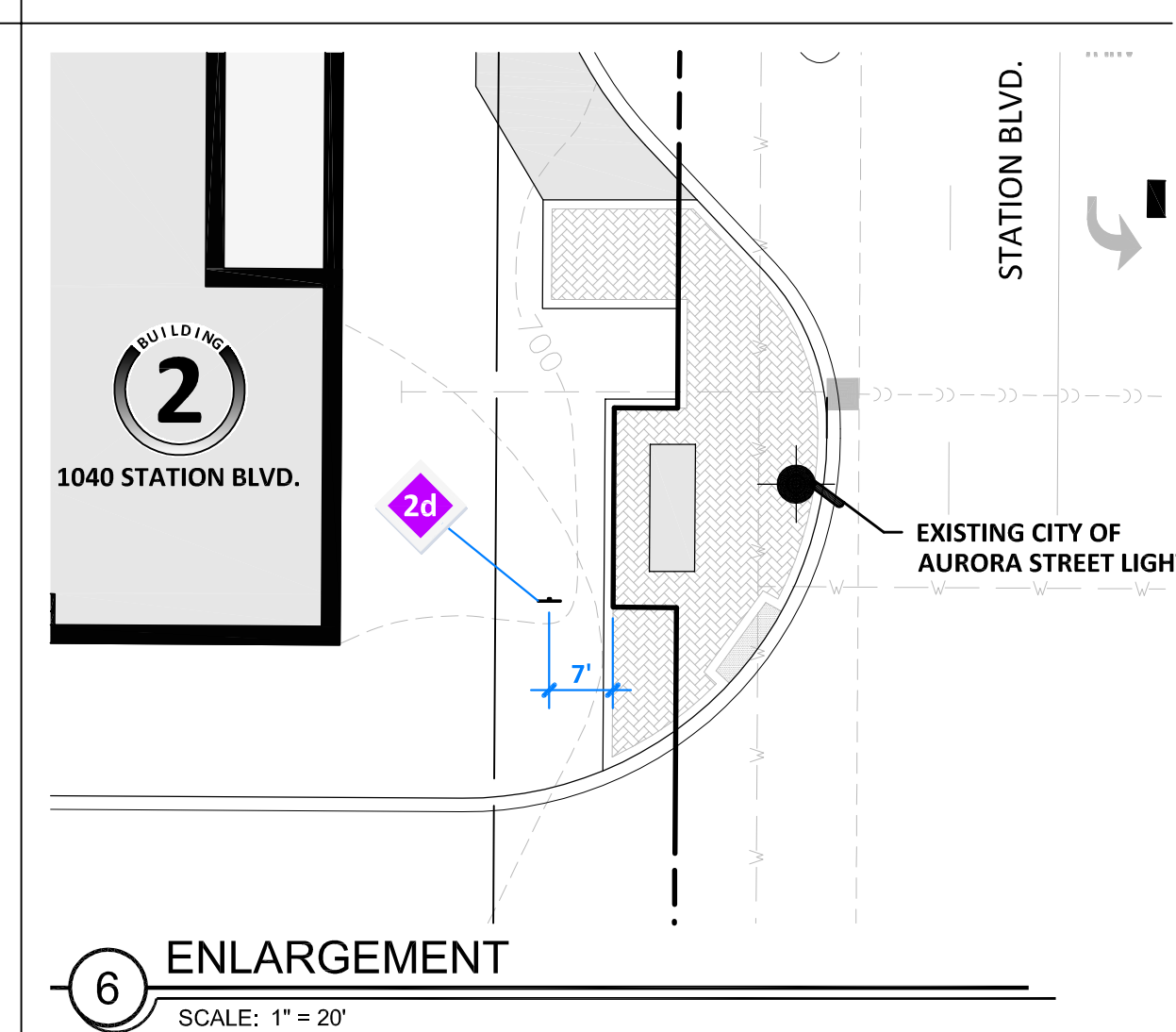
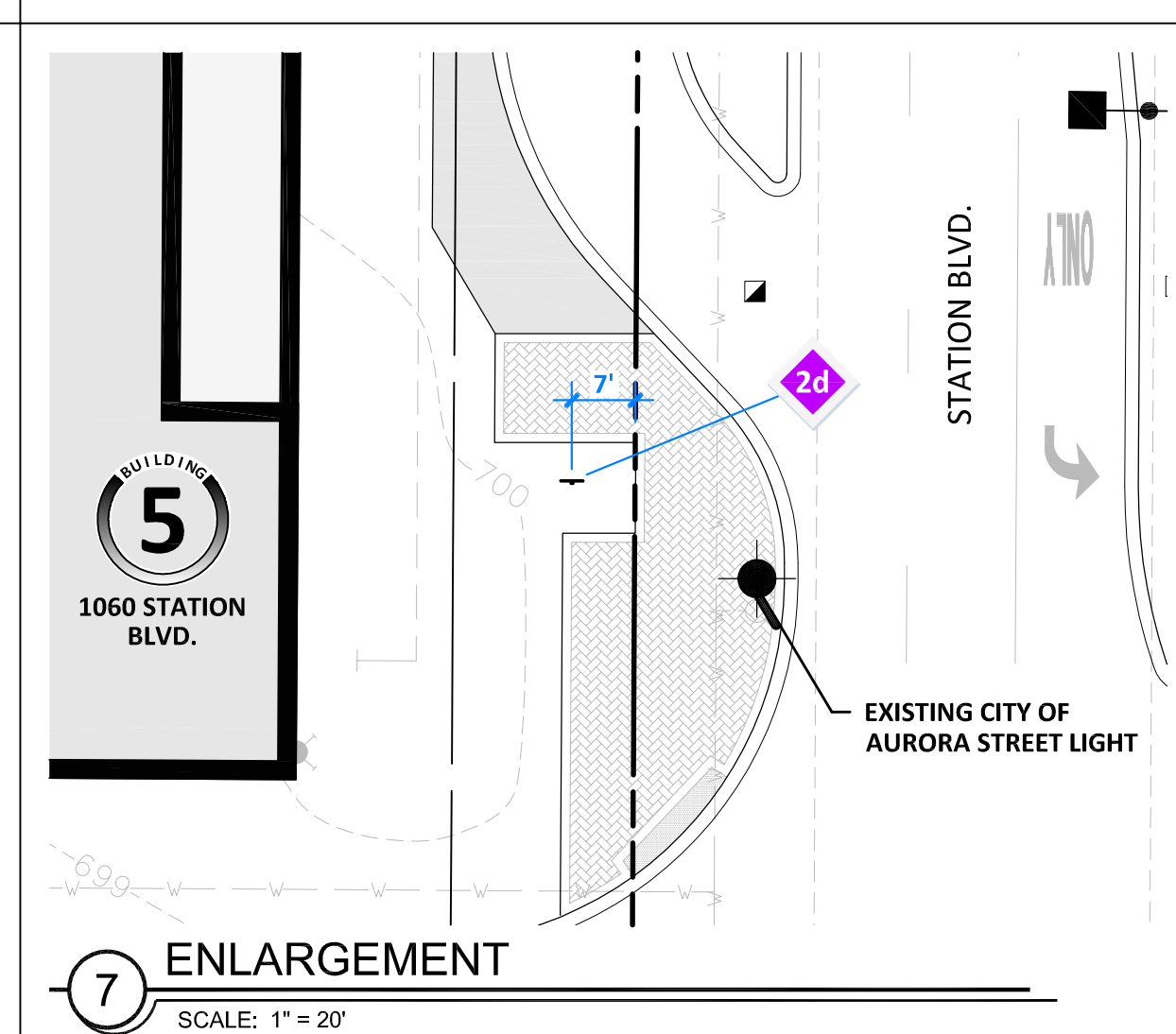
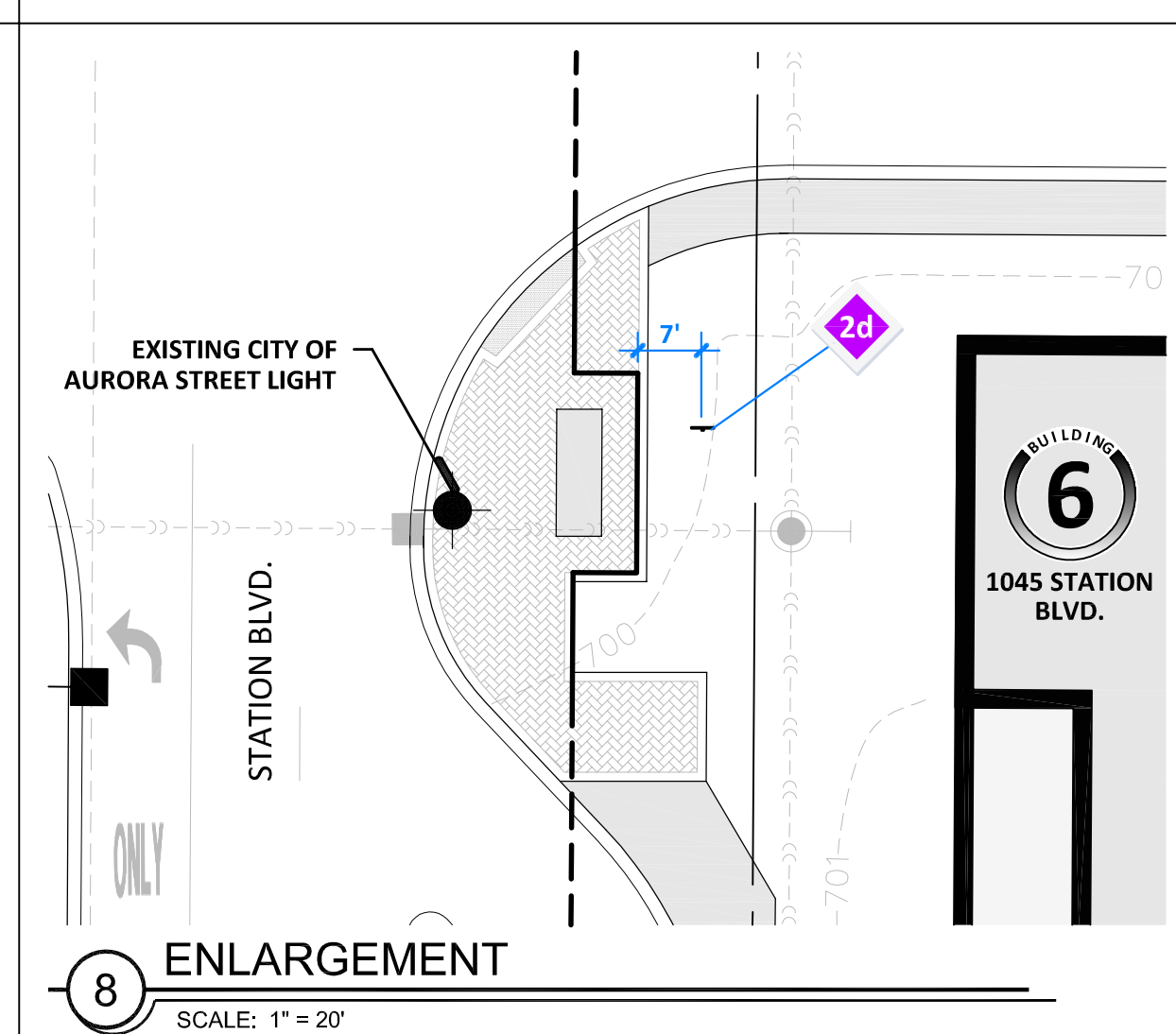
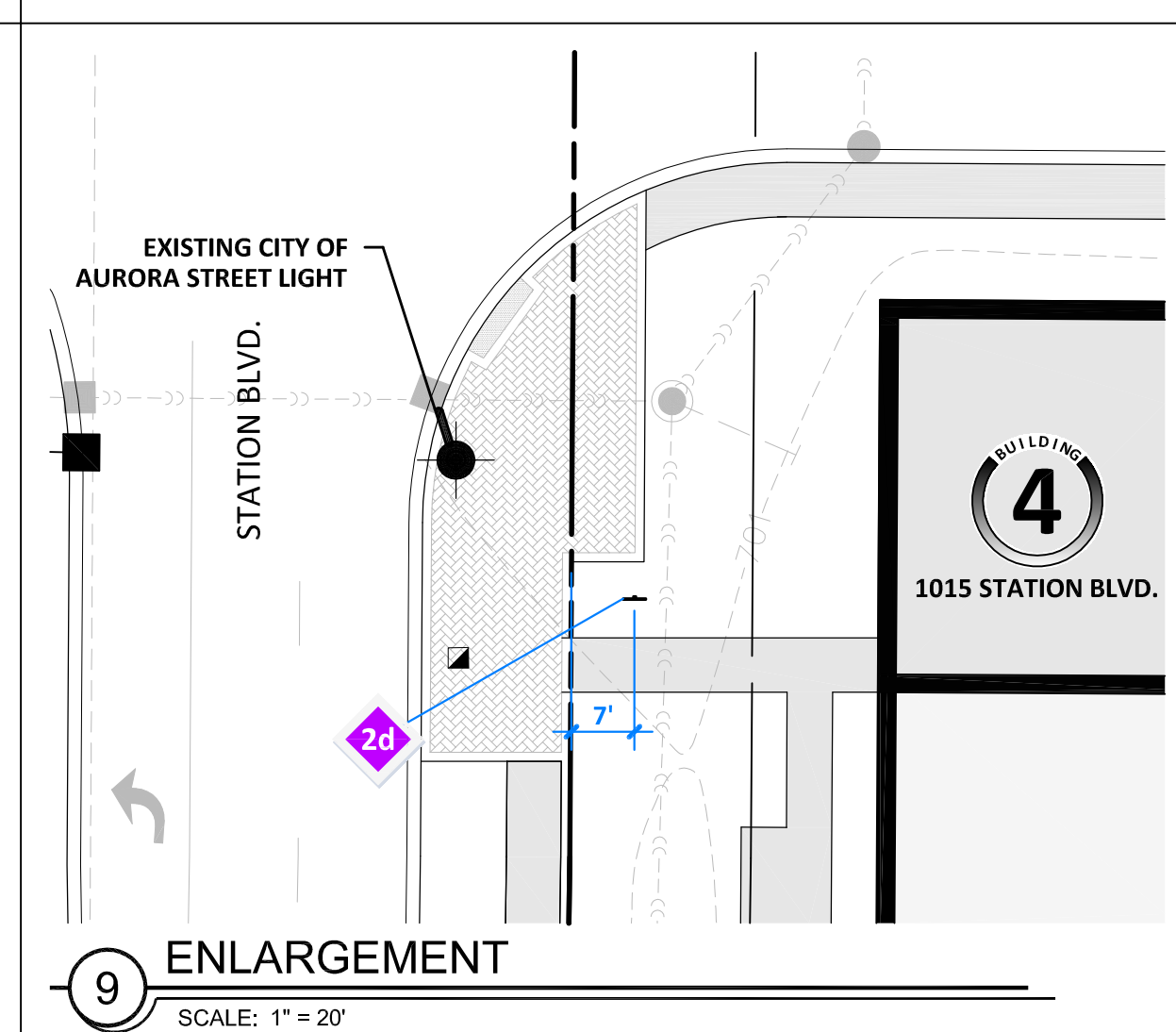
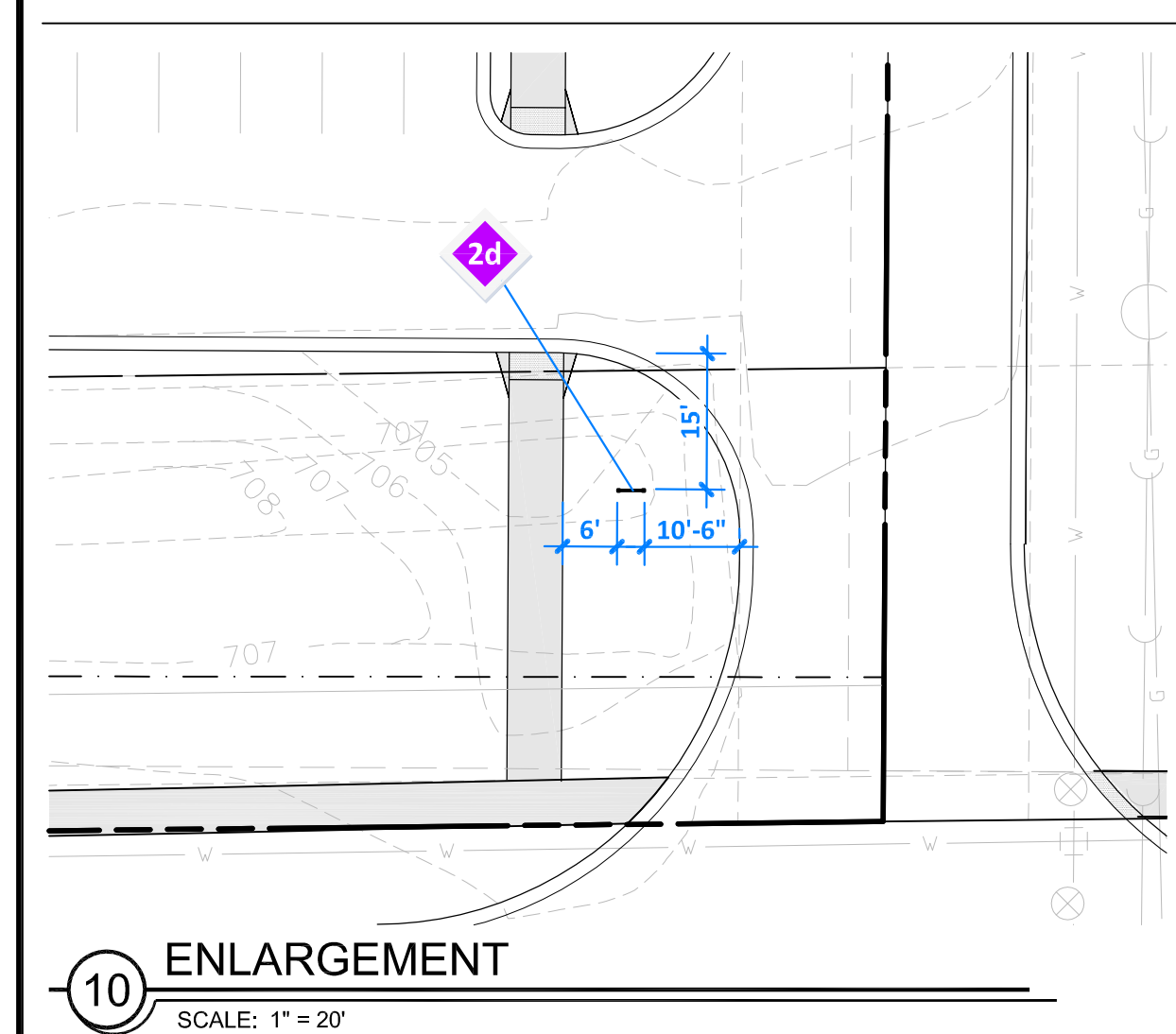
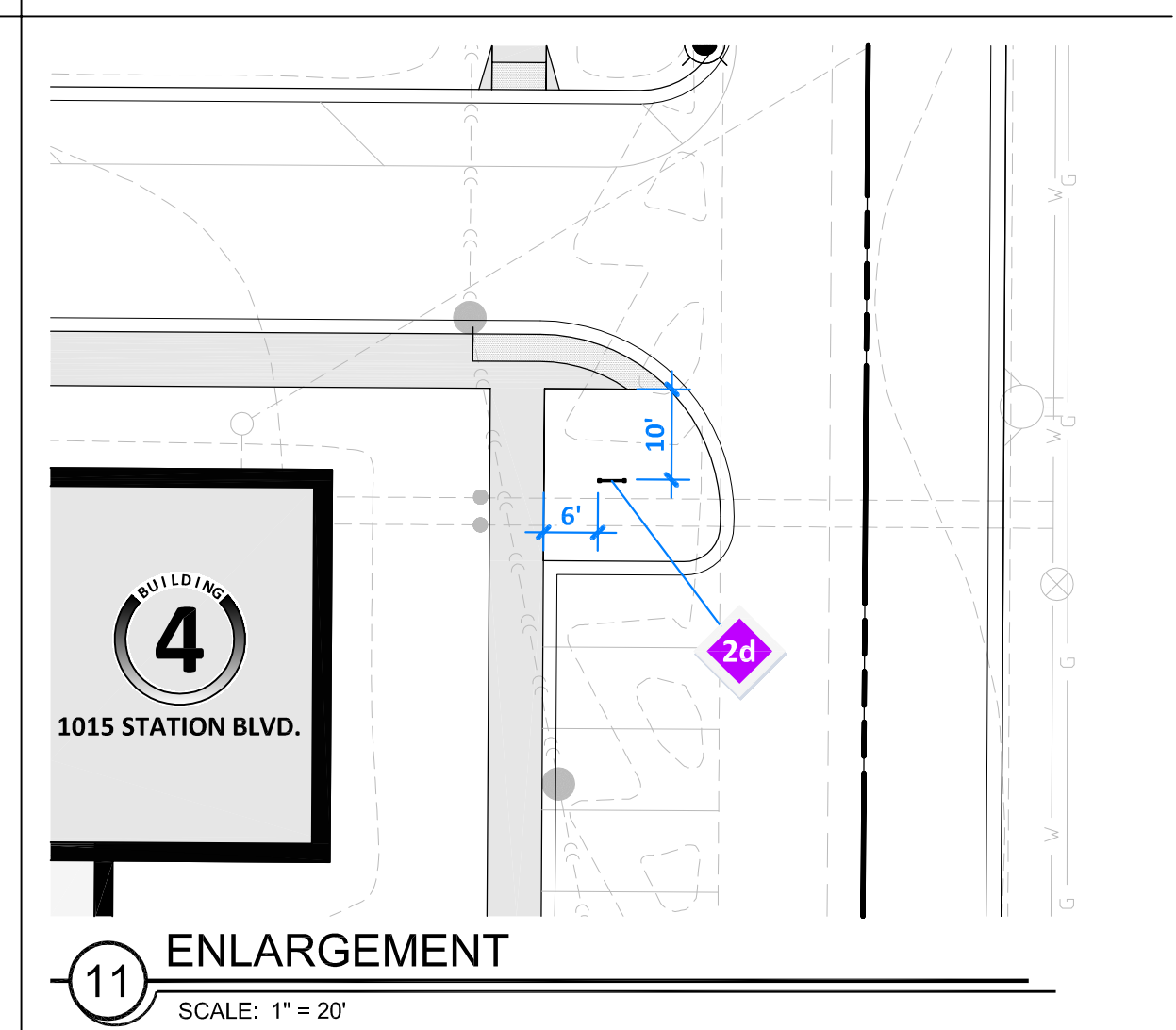
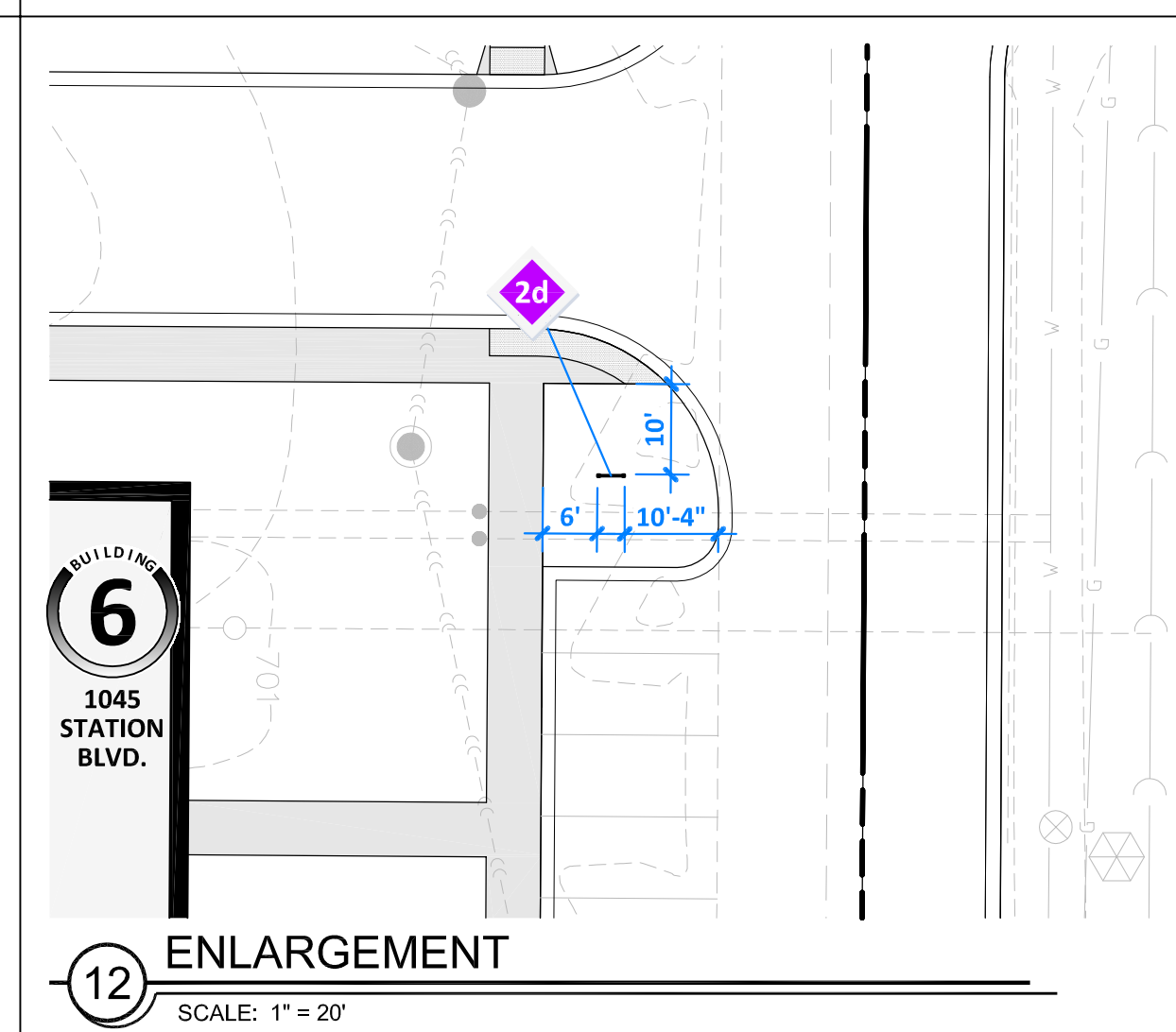
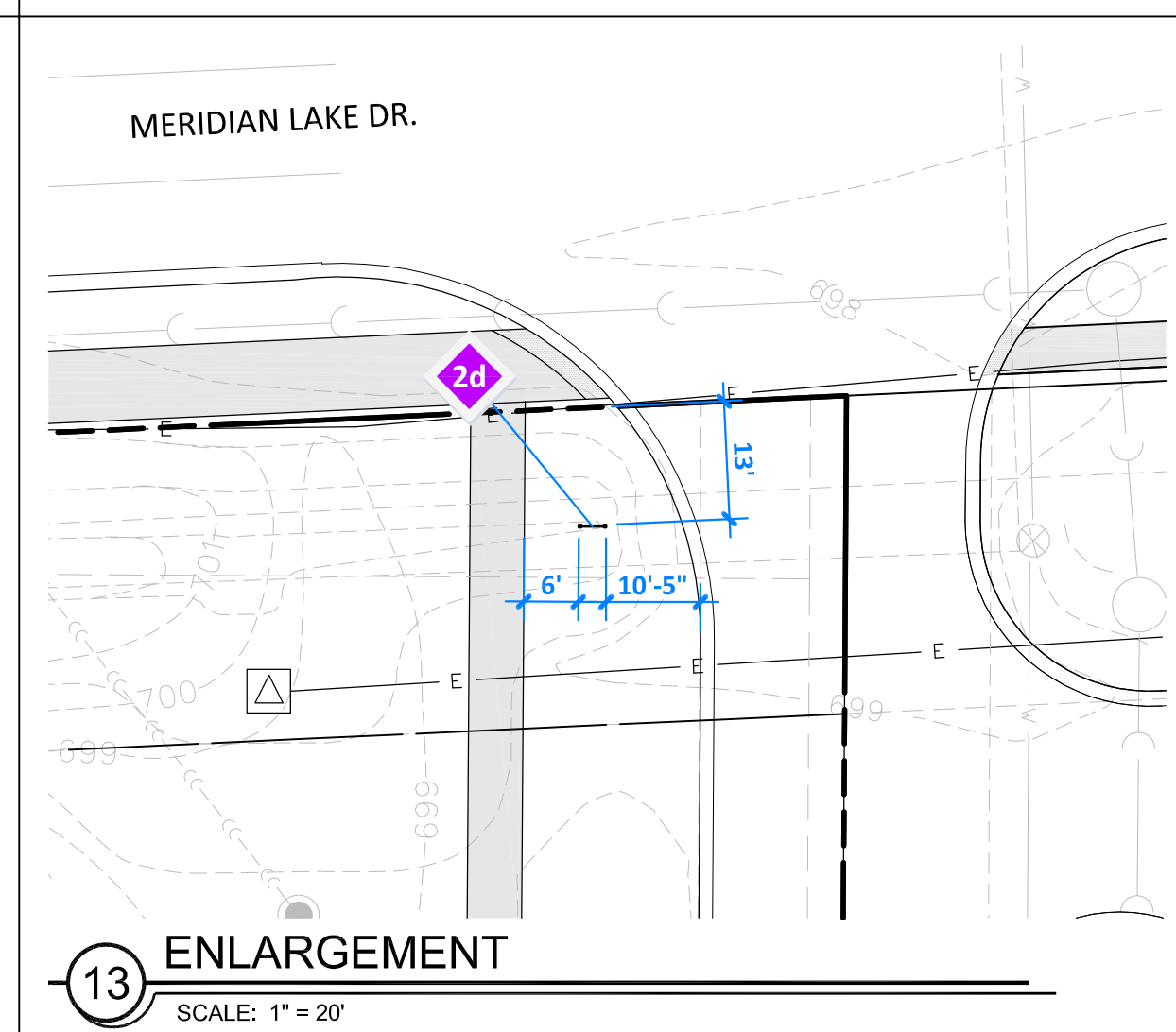
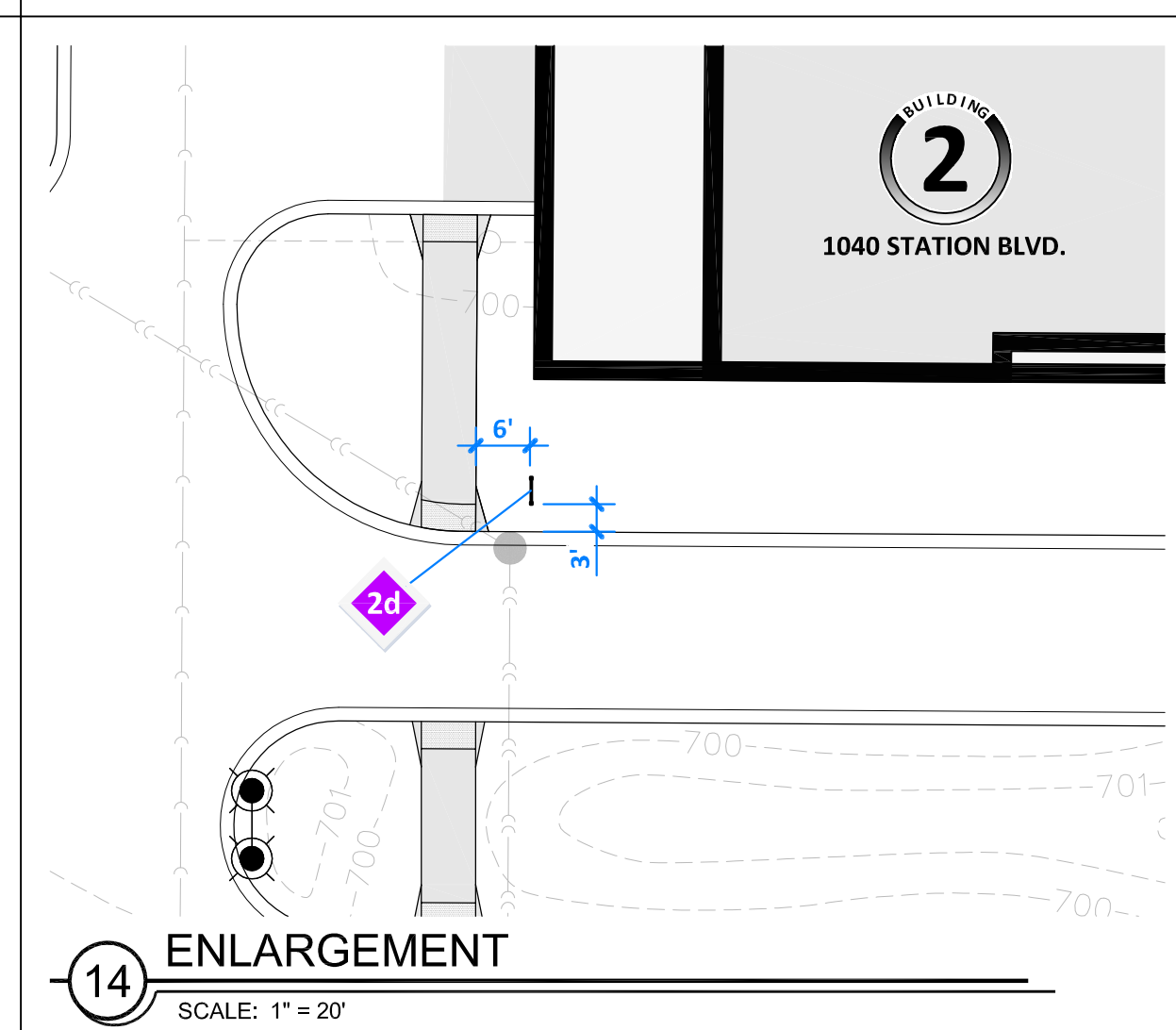
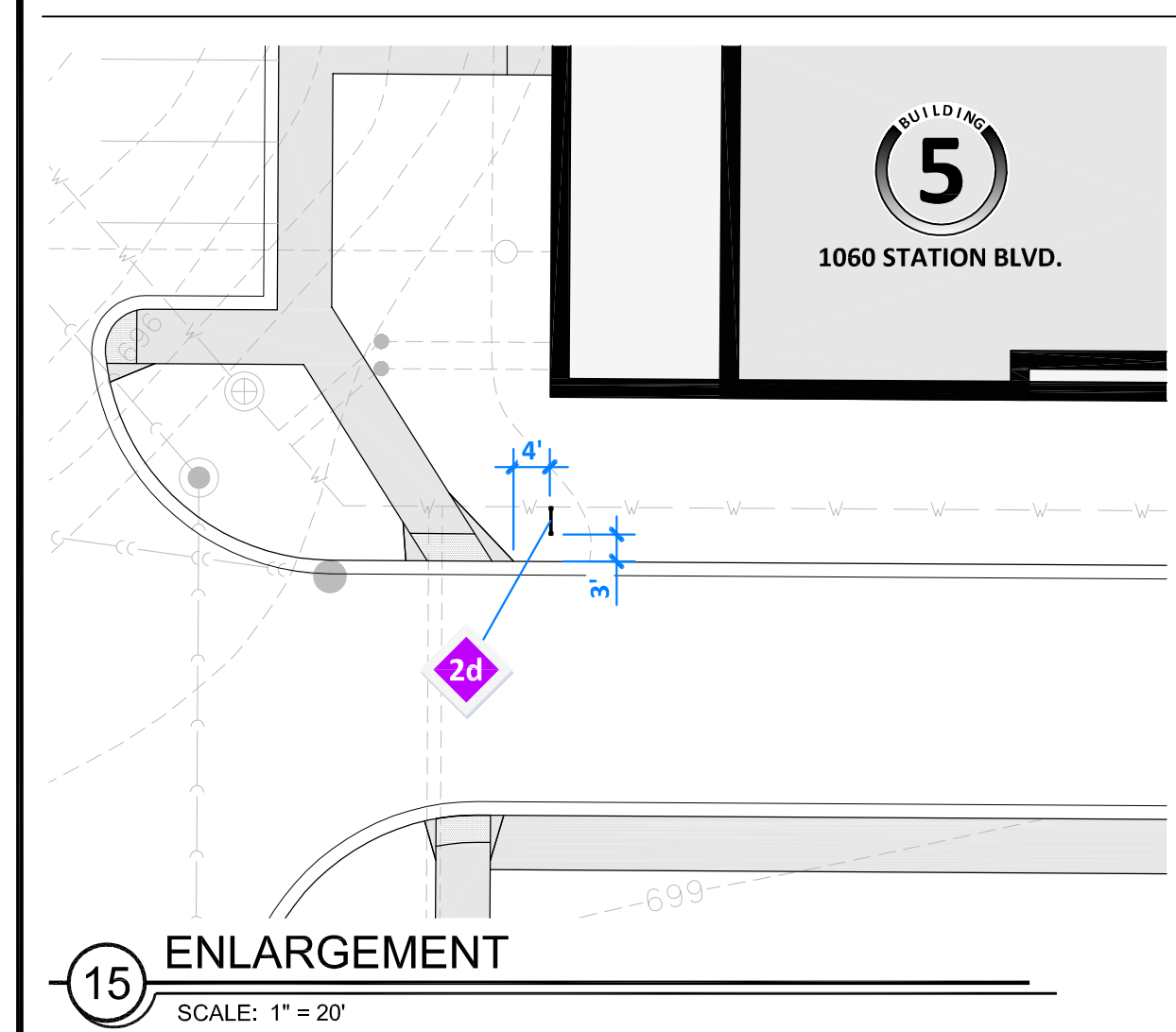
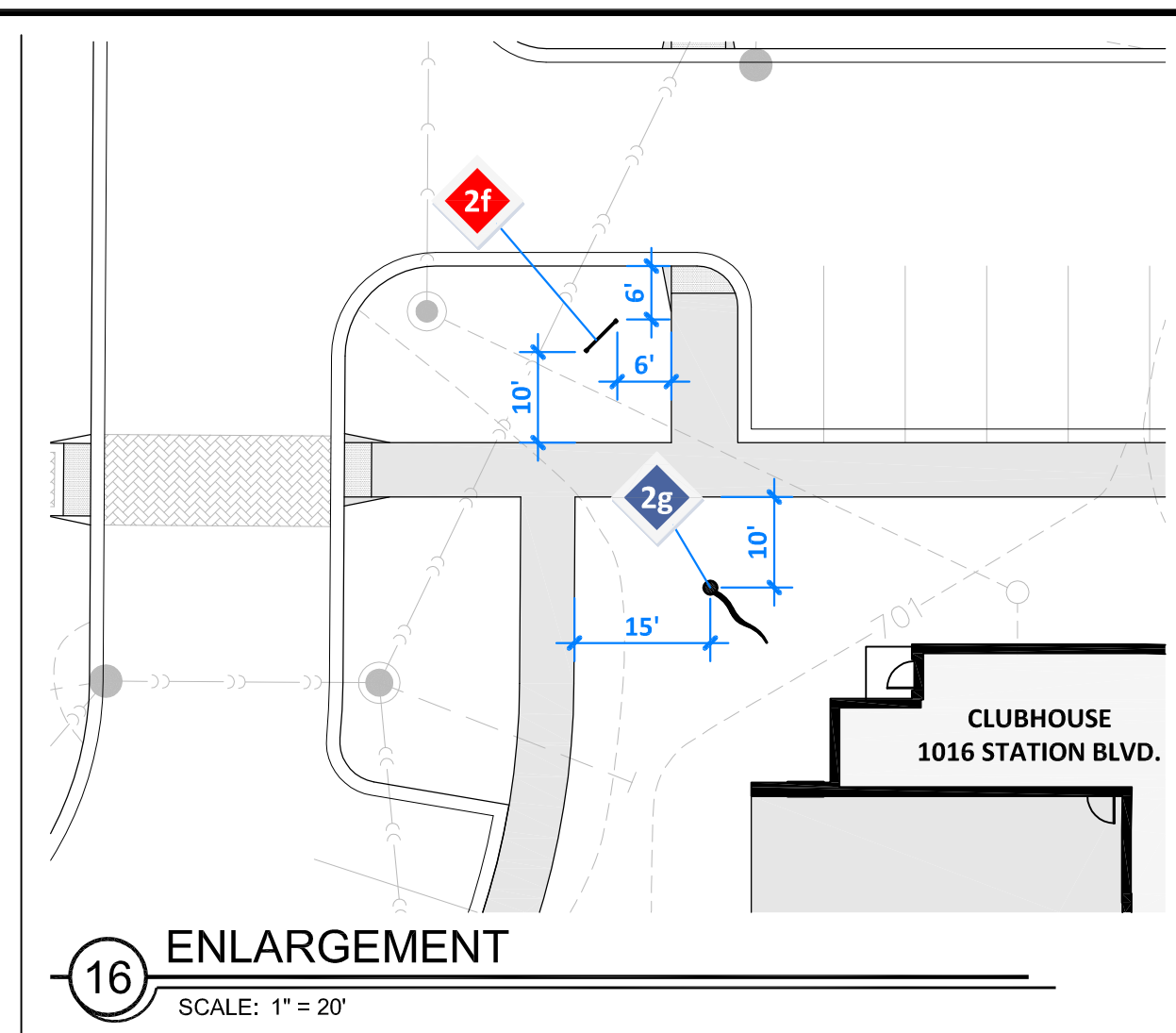
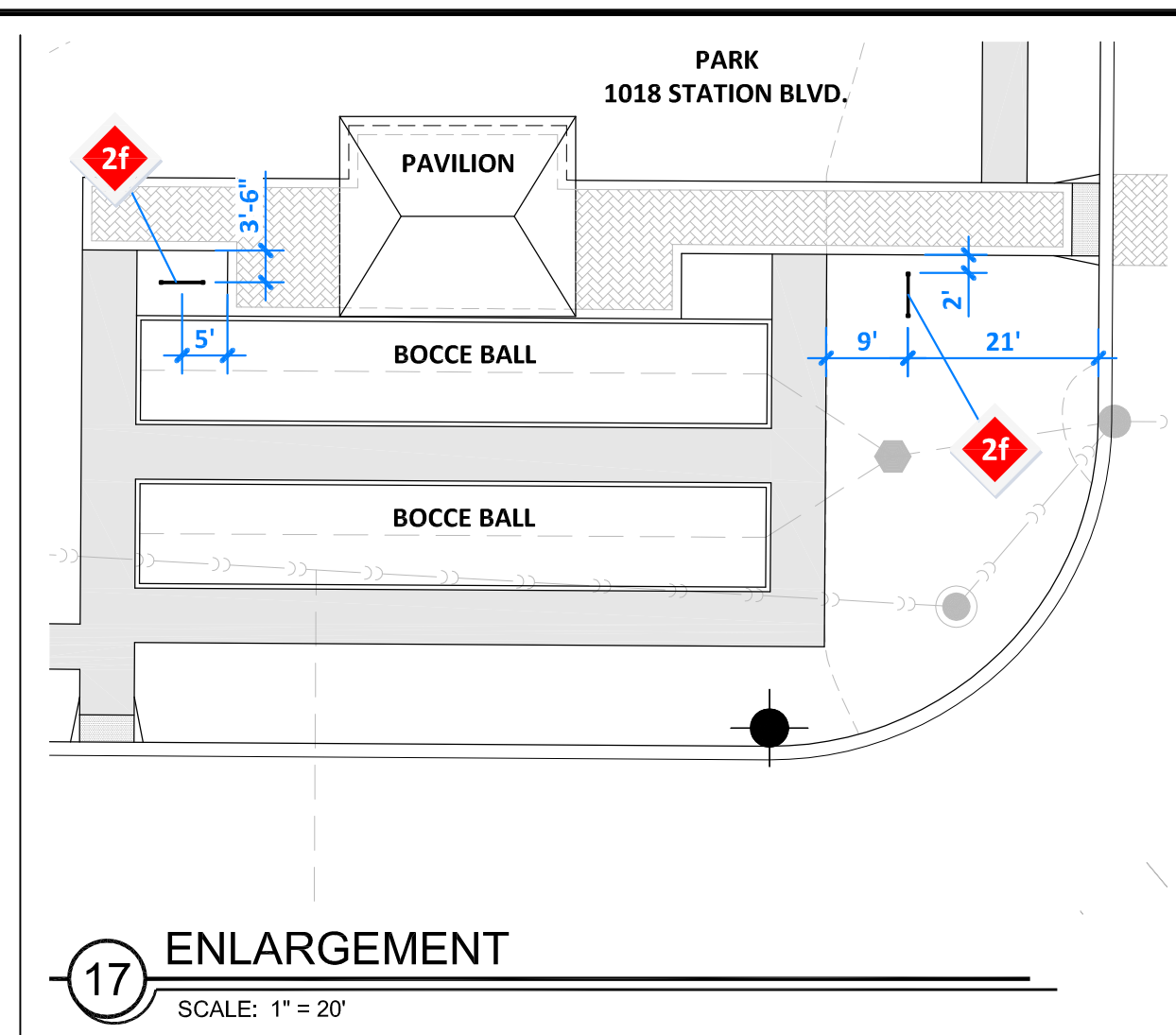
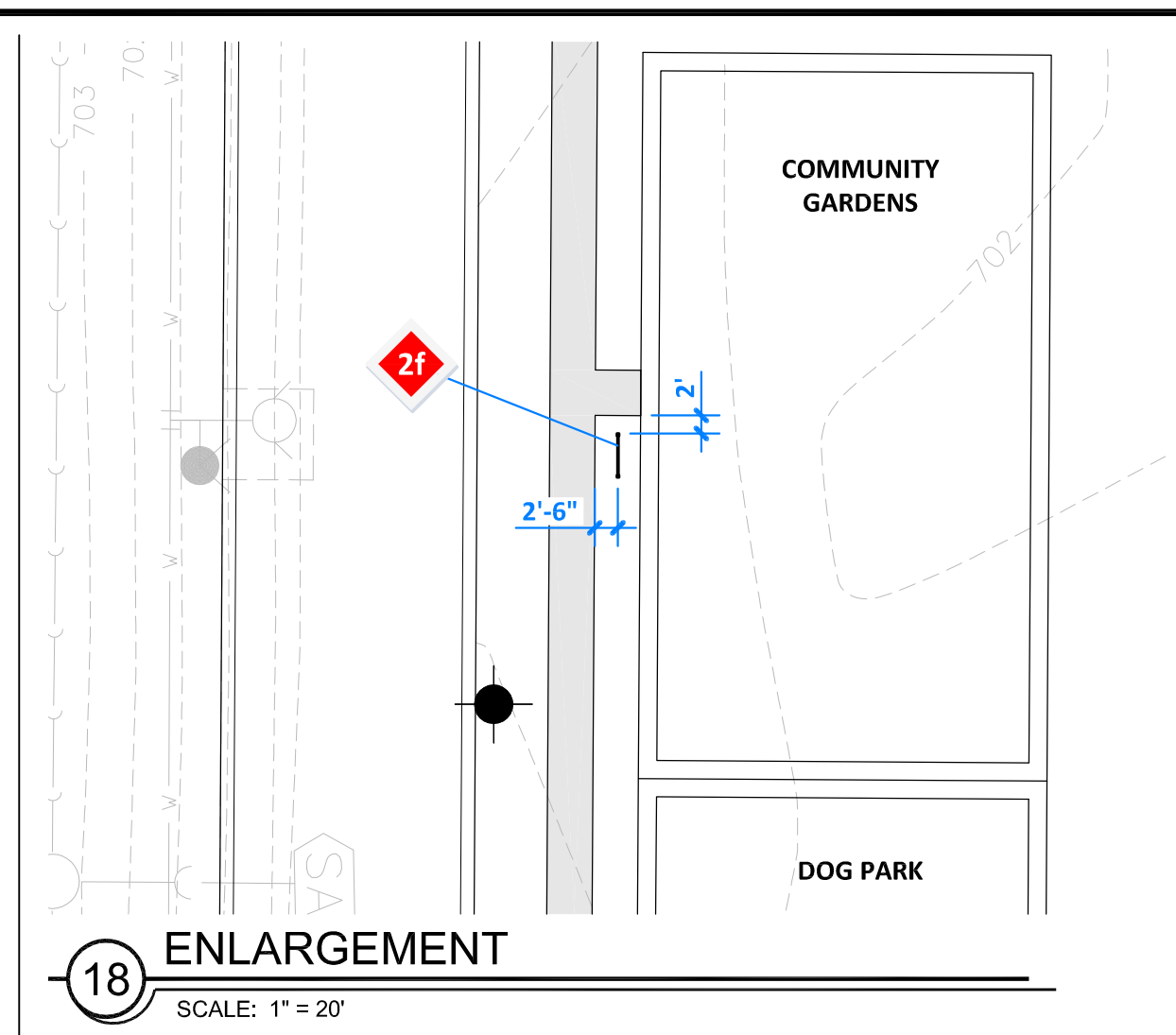
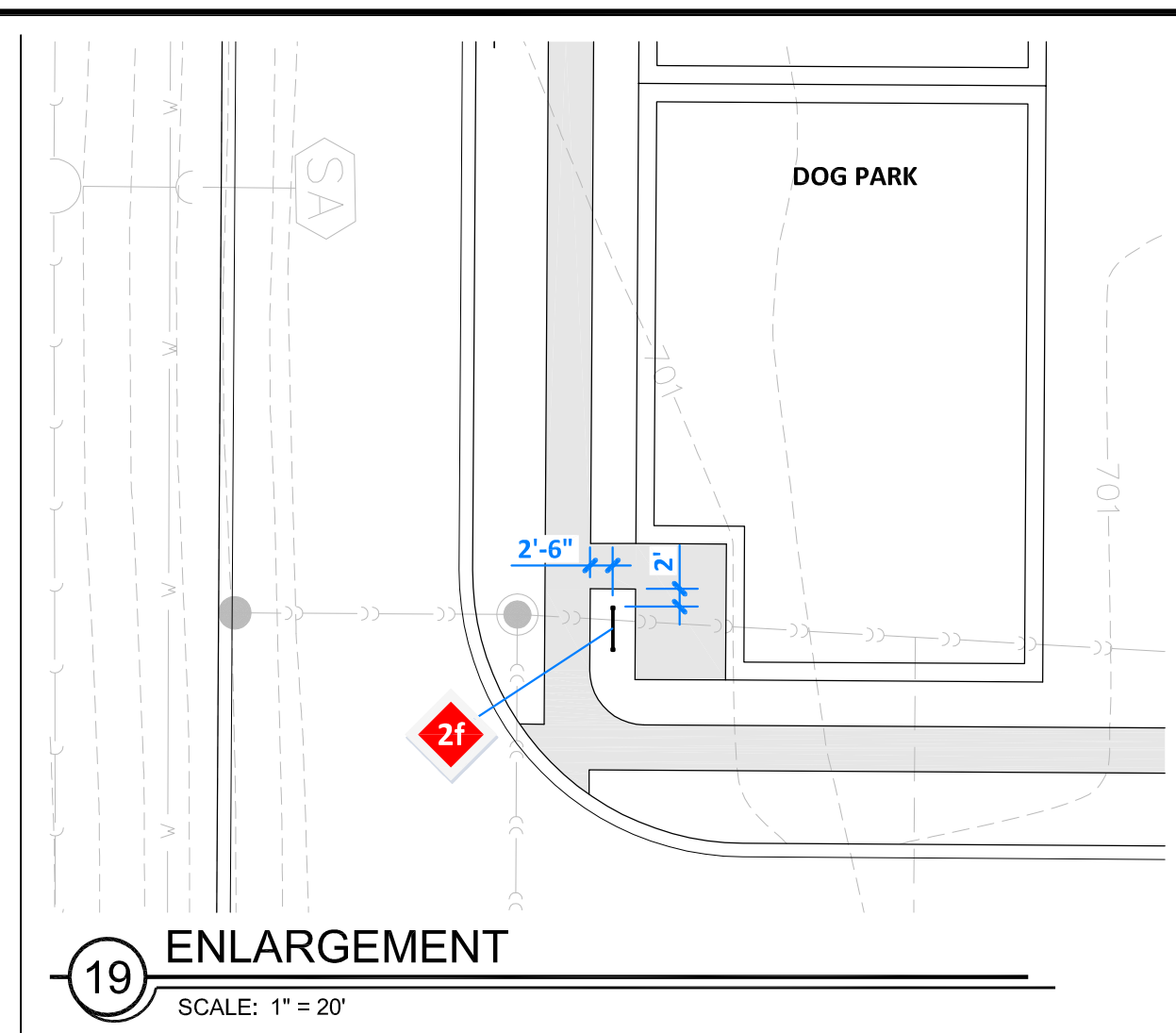
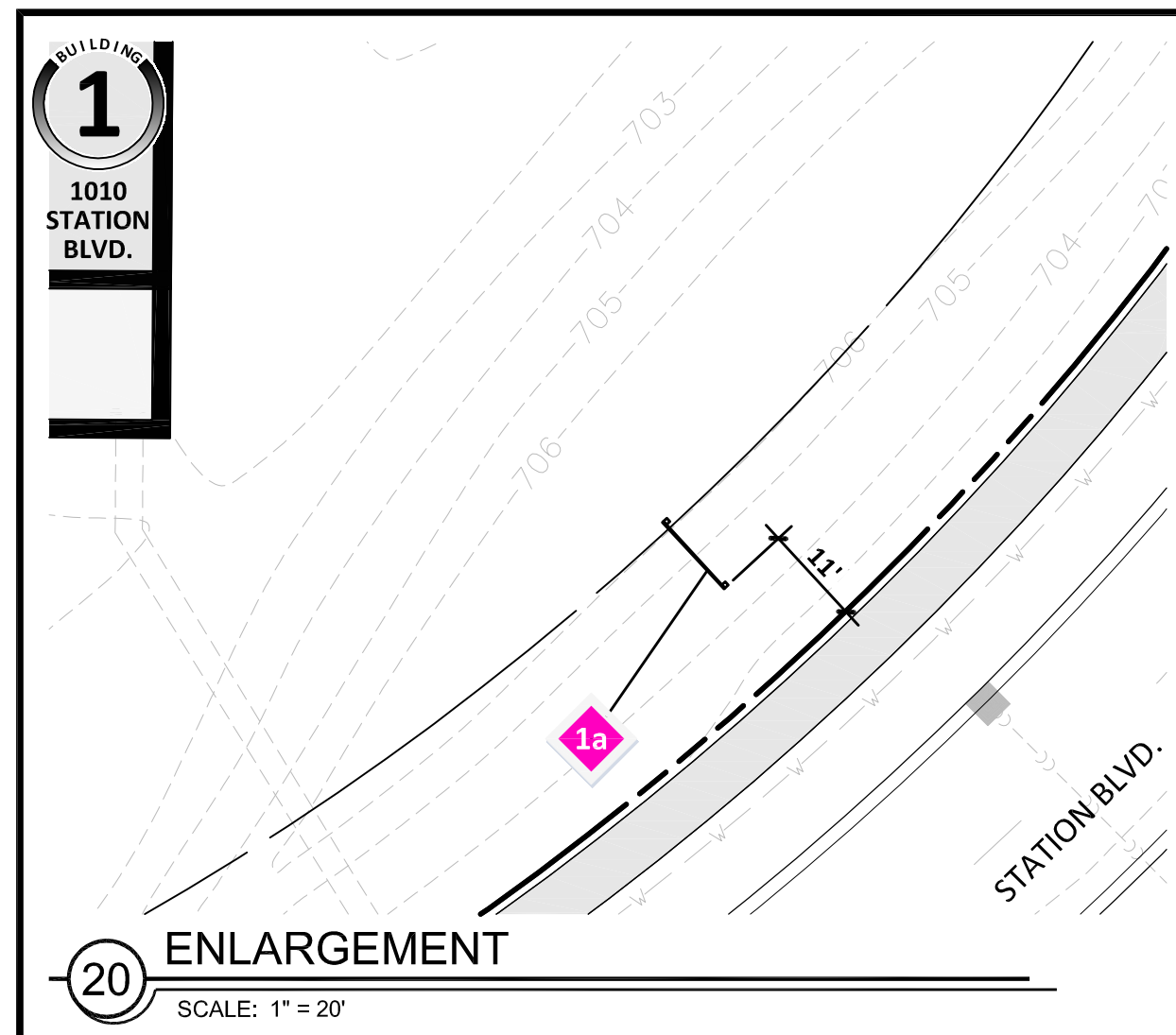
Plan Set: **SPECIAL SIGN DISTRICT PLANS**
SITE PLAN - SOUTH ENLARGEMENT

North

| Revisions |
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| 3. 2015-06-10 RVSOL PER 5-27-2015 C.O.A. REVIEW COMMENTS |
| 2. 2015-05-27 RVSOL PER 5-28-2015 C.O.A. REVIEW COMMENTS |
| 1. 2015-04-23 ISSUED FOR CITY REVIEW |
| 0. 2015-04-08 ISSUED FOR CLIENT REVIEW |

Date: 2015-04-08
 Scale: 1" = 30'
 Job #: 313.001.03
 Drawn: C.Funkhouser
 File #: 274.001_SD03.dwg

SHEET:
L1.2



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Wheaton, Illinois 60189
Phone: (630)384-6440

Project Name: **metro 59**

Plan Set: **SPECIAL SIGN DISTRICT PLANS**
DETAILED SIGN LAYOUTS

North

Revisions
4.
3. 2015-06-10 RVSJ PER 5-27-2015
C.O.A. REVIEW COMMENTS
2. 2015-05-27 RVSJ PER 5-20-2015
C.O.A. REVIEW COMMENTS
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Date: 2015-04-08
Scale: 1" = 30'
Job #: 313.001.03
Drawn: C.Funkhouser
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SHEET: **L1.3**