

FIRE ACCESS PLAN FOR CONTINENTAL 834 FUND LLC. SPRINGS AT AURORA

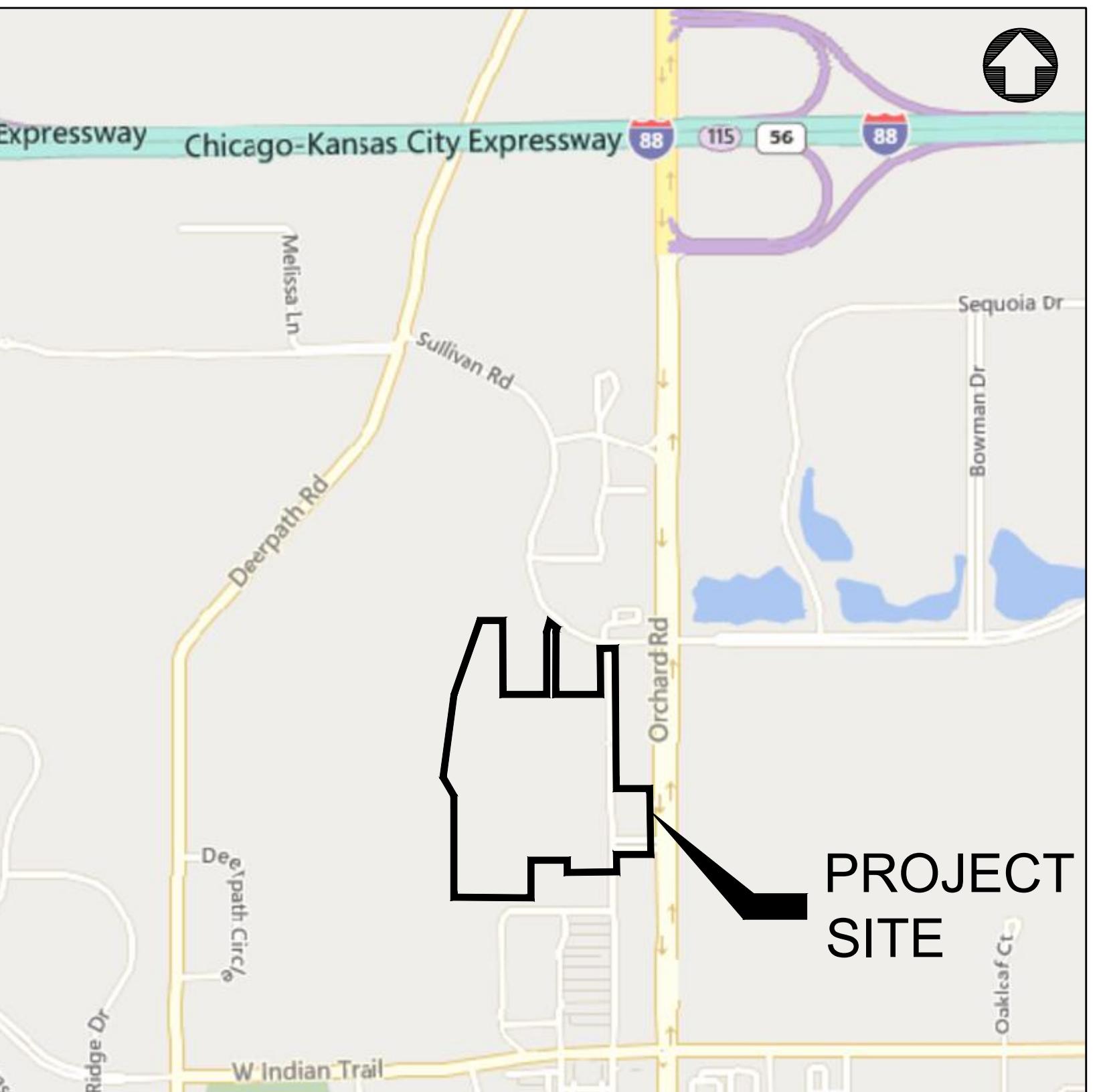
1380 N & 1444 N ORCHARD AVENUE, AURORA, IL 60506

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.588.0007
WWW.CAGECIVIL.COM

CAGE
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| Sheet List Table | | |
|------------------|----------------------------|-------------------|
| SHEET NUMBER | SHEET TITLE | SHEET DESCRIPTION |
| 1 | COVER SHEET | C0.0 |
| 2 | FIRE ACCESS PLAN - OVERALL | C1.0 |
| 3 | FIRE ACCESS PLAN - NORTH | C1.1 |
| 4 | FIRE ACCESS PLAN - SOUTH | C1.2 |

LOCATION MAP



SECTION 12, TOWNSHIP 38N, RANGE 7E

LEGAL DESCRIPTION

THAT PART OF LOT 1A IN THE FINAL PLAT OF RESUBDIVISION OF LOT 1 IN ORCHARD ROAD SUBDIVISION, BEING A CONSOLIDATION OF LOT 1 OF ORCHARD ROAD SUBDIVISION RECORDED AS DOCUMENT NUMBER 2003K091879 AND LOTS 3C AND 3D OF RESUBDIVISION OF LOT 3 IN ORCHARD ROAD, RECORDED AS DOCUMENT NUMBER 2006K044909 PART OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 14, 2007 AS DOCUMENT NO. 2007K095124, IN THE KANE COUNTY RECORDER'S OFFICE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1A; THENCE NORTH 00 DEGREES 13 MINUTES 58 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1A, A DISTANCE OF 275.92 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 13 MINUTES 58 SECONDS WEST, ALONG SAID WEST LINE OF LOT 1A FOR THIS AND NEXT TWO COURSES, A DISTANCE OF 396.88 FEET; THENCE NORTH 12 DEGREES 55 MINUTES 36 SECONDS WEST, A DISTANCE OF 187.50 FEET; THENCE NORTH 12 DEGREES 4 MINUTES 12 SECONDS EAST, A DISTANCE OF 319.85 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 48 SECONDS EAST, A DISTANCE OF 227.42 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 12 SECONDS WEST, A DISTANCE OF 3.00 FEET TO THE SOUTHWEST CORNER OF LOT 3B IN RESUBDIVISION OF LOT 3 IN ORCHARD ROAD SUBDIVISION, RECORDED APRIL 27, 2006 AS DOCUMENT NUMBER 2006K044909; THENCE NORTH 00 DEGREES 44 MINUTES 54 SECONDS EAST, A DISTANCE OF 242.57 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3B; THENCE NORTH 00 DEGREES 18 MINUTES 11 SECONDS EAST, A DISTANCE OF 250.44 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 18 MINUTES 30 SECONDS EAST, A DISTANCE OF 250.00 FEET, A DISTANCE OF 50.04 FEET, AND WHOSE LONG CHORD BEARS NORTH 05 DEGREES 40 MINUTES 30 SECONDS EAST, A DISTANCE OF 49.95 FEET TO THE NORTHEAST CORNER OF SAID LOT 3B; THENCE NORTH 00 DEGREES 53 MINUTES 07 SECONDS EAST, ALONG A NORTH LINE OF SAID LOT 1A, A DISTANCE OF 40.79 FEET TO THE NORTHWEST CORNER OF LOT 3A IN SAID RESUBDIVISION OF LOT 3 IN ORCHARD ROAD SUBDIVISION, RECORDED APRIL 27, 2006 AS DOCUMENT NUMBER 2006K044909; THENCE SOUTH 15 DEGREES 27 MINUTES 40 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 3A, A DISTANCE OF 76.07 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 11 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 3A, A DISTANCE OF 131.52 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 44 MINUTES 25 SECONDS EAST, ALONG SOUTH LINE OF SAID LOT 3A, A DISTANCE OF 271.34 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 28 SECONDS EAST, A DISTANCE OF 792.43 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 32 SECONDS EAST, A DISTANCE OF 29.38 FEET; THENCE SOUTH 10 DEGREES 55 MINUTES 24 SECONDS EAST, A DISTANCE OF 30.39 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 28 SECONDS EAST, A DISTANCE OF 233.59 FEET TO THE SOUTH LINE OF SAID LOT 1A; THENCE SOUTH 89 DEGREES 43 MINUTES 19 WEST, ALONG SOUTH LINE OF SAID LOT 1A, A DISTANCE OF 230.73 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 35 WEST, ALONG A LINE OF SAID LOT 1A, A DISTANCE OF 64.00 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 25 SECONDS WEST, ALONG SOUTH LINE OF SAID LOT 1A, A DISTANCE OF 154.46 FEET; THENCE NORTHWEST CORNER OF LOT 7 IN ORCHARD ROAD SUBDIVISION RECORDED JUNE 3, 2003 AS DOCUMENT NUMBER 2003K091879; THENCE SOUTH 89 DEGREES 44 MINUTES 25 SECONDS WEST, A DISTANCE OF 444.02 FEET TO THE POINT OF BEGINNING.



CONTACTS

| OWNER | ENGINEER | MUNICIPALITY |
|---|---|---|
| CONTINENTAL 834 FUND LLC MENOMONEE FALLS, WI 53051 | CAGE ENGINEERING, INC 2200 CABOT DRIVE SUITE 325 LISLE, IL 60532 | CITY OF AURORA 44 E DOWNER PLACE, AURORA, IL 60505 |
| JEN PATTON (262) 502-5500 | AARON BRUDER, P.E. (630) 598-0007 | TRACEY VACEK (630) 256-4636 |

| EXISTING LEGEND | | PROPOSED LEGEND | |
|-----------------|-----------------------|-----------------|-----------------------------|
| | EXISTING TREE | | CURB & GUTTER |
| | CURB & GUTTER | | REVERSE PITCH CURB & GUTTER |
| | EXISTING BUILDING | | DEPRESSED CURB & GUTTER |
| | PCC SIDEWALK | | PROPOSED BUILDING |
| | GAS SERVICE | | PCC SIDEWALK |
| | ELECTRIC SERVICE | | STANDARD DUTY PAVEMENT |
| | STORM SEWER | | HEAVY DUTY PAVEMENT |
| | SANITARY SEWER | | STORM SEWER |
| | WATER MAIN | | SANITARY SEWER |
| | CABLE LINE | | WATER MAIN |
| | OVERHEAD UTILITY LINE | | COMMUNICATION LINE |
| | COMMUNICATION LINE | | FIBER OPTIC LINE |
| | FIBER OPTIC LINE | | FENCE |
| | FENCE | | STORM STRUCTURE |
| | STORM STRUCTURE | | DOWNSPOUT CONNECTION |
| | SANITARY MANHOLE | | SANITARY MANHOLE |
| | CLEANOUT | | CLEANOUT |
| | WATER METER | | WATER METER |
| | VALVE VAULT | | VALVE VAULT |
| | VALVE BOX | | VALVE BOX |
| | HYDRANT | | HYDRANT |
| | GAS METER | | GAS METER |
| | ELECTRIC METER | | ELECTRIC METER |
| | PARKING LOT LIGHT | | PARKING LOT LIGHT |
| | UTILITY POLE | | TRANSFORMER |
| | GUY WIRE | | FIBER OPTIC BOX |
| | FIBER OPTIC PEDESTAL | | FIBER OPTIC PEDESTAL |
| | CABLE PEDESTAL | | PHONE PEDESTAL |
| | PHONE PEDESTAL | | ELECTRIC PEDESTAL |
| | MAJOR CONTOUR | | MAJOR CONTOUR |
| | MINOR CONTOUR | | MINOR CONTOUR |

FIRE ACCESS PLAN FOR
CONTINENTAL 834 FUND
LLC. SPRINGS AT AURORA
1380 N & 1444 N ORCHARD AVENUE
AURORA, IL 60506

PRO NO: 240187
ENG: EDR
DATE: 10/16/2024

SHEET TITLE
COVER SHEET

SHEET NUMBER
C0.0
1 OF 4

**SEE SHEET 3 FOR
DETAILED FIRE
ACCESS PLAN - NORTH**

**SEE SHEET 4 FOR
DETAILED FIRE
ACCESS PLAN - SOUTH**

S89°44'25"W 291.50'

100 of 105

*EXISTING
DETENTION
PACIFIC*

N89°43'19"E 255.75'



A horizontal scale bar with tick marks at 0, 60', and 120'. Below the bar, the text "1" = 60' (HORIZONTAL) is written.

RE ACCESS AN - VERALL

SHEET NUMBER
C1.0

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

REVISIONS 
11/20/2024 PER CITY COMMENTS
12/04/2024 PER CITY COMMENTS
12/10/2024 PER CITY COMMENTS
05/16/2025 PER CLIENT COMMENTS

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CONTINENTAL 834 FUND
LLC. SPRINGS AT AURORA
11380 N & 1444 N ORCHARD AVENUE
AURORA, IL 60506

JOJ NO:240187

G :EDR

TE : 10/16/2024

SHEET TITLE

SHEET NUMBER

C1.0

2 OF 4

2 OF 4

2200 CABOT DRIVE
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REVISIONS △
1/1/2024 PER CITY COMMENTS
12/04/2024 PER CITY COMMENTS
12/10/2024 PER CITY COMMENTS
03/01/2025 PER CITY COMMENTS
△ PER CLIENT COMMENTS

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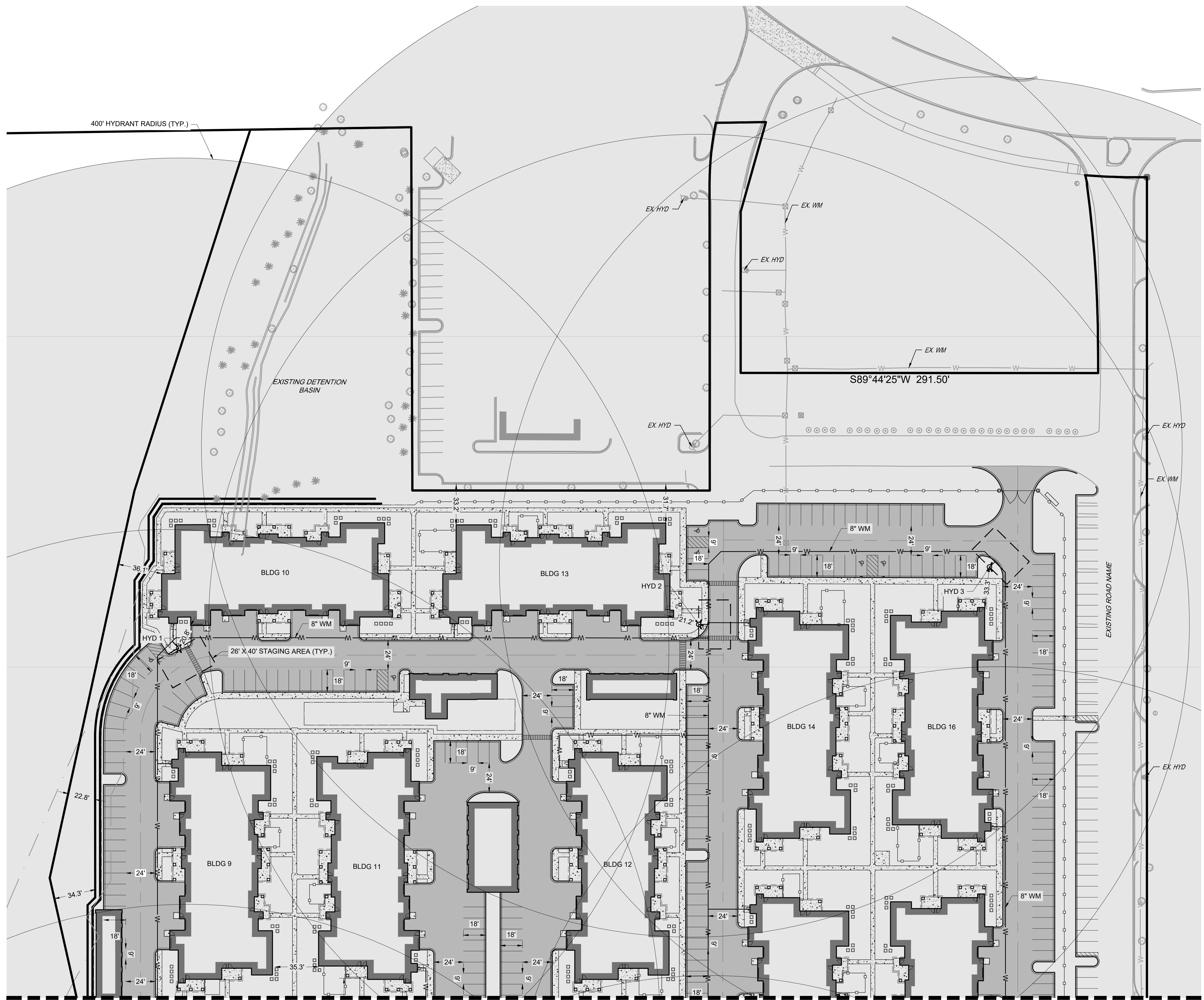
PROJ NO: 240187
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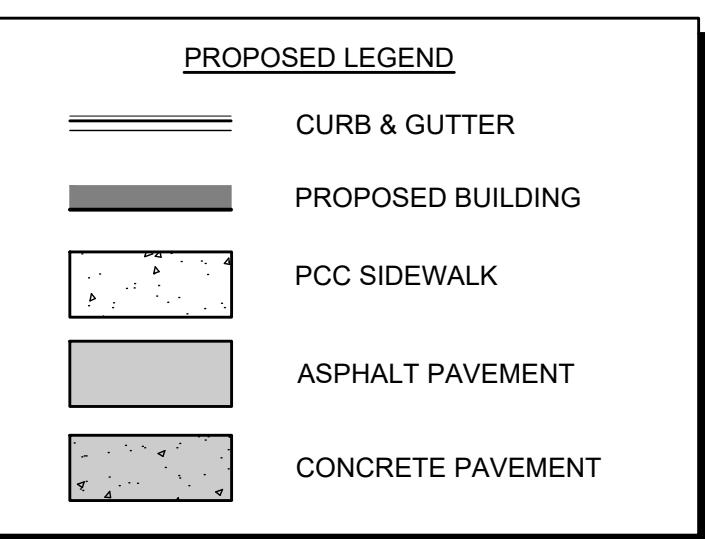
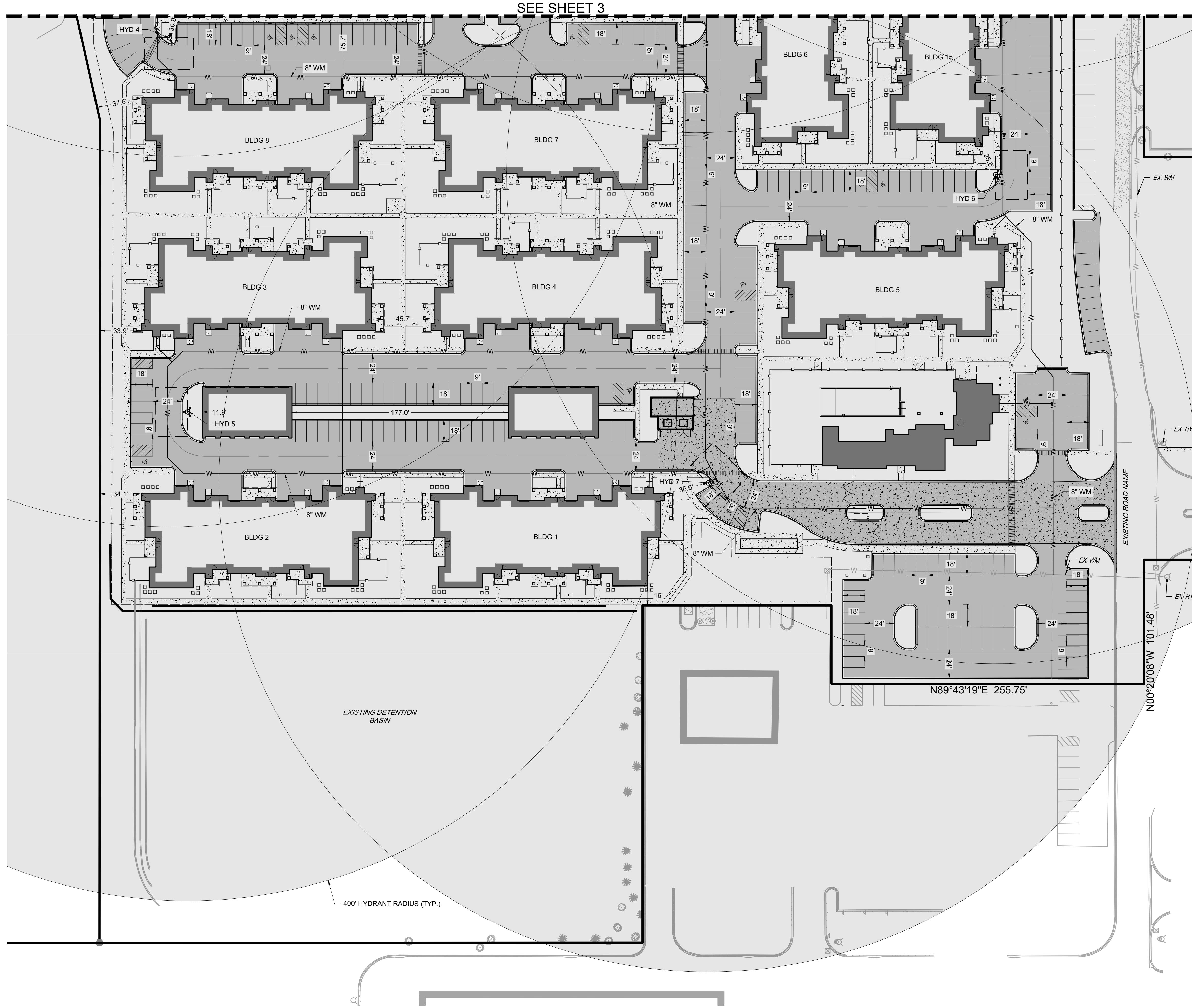
SHEET TITLE

FIRE ACCESS
PLAN -
NORTH

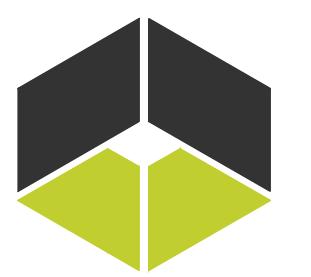
SHEET NUMBER

C1.1
3 OF 4





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REVISIONS

- 1/1/2024 - CITY COMMENTS
- 12/24/2024 - PER CITY COMMENTS
- 12/10/2024 - PER CITY COMMENTS
- 12/10/2024 - PER CITY COMMENTS
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DATE: 10/16/2024

SHEET TITLE

FIRE ACCESS
PLAN -
SOUTH

SHEET NUMBER

C1.2

4

OF 4

0
40'
80.0001
1" = 40' (HORIZONTAL)