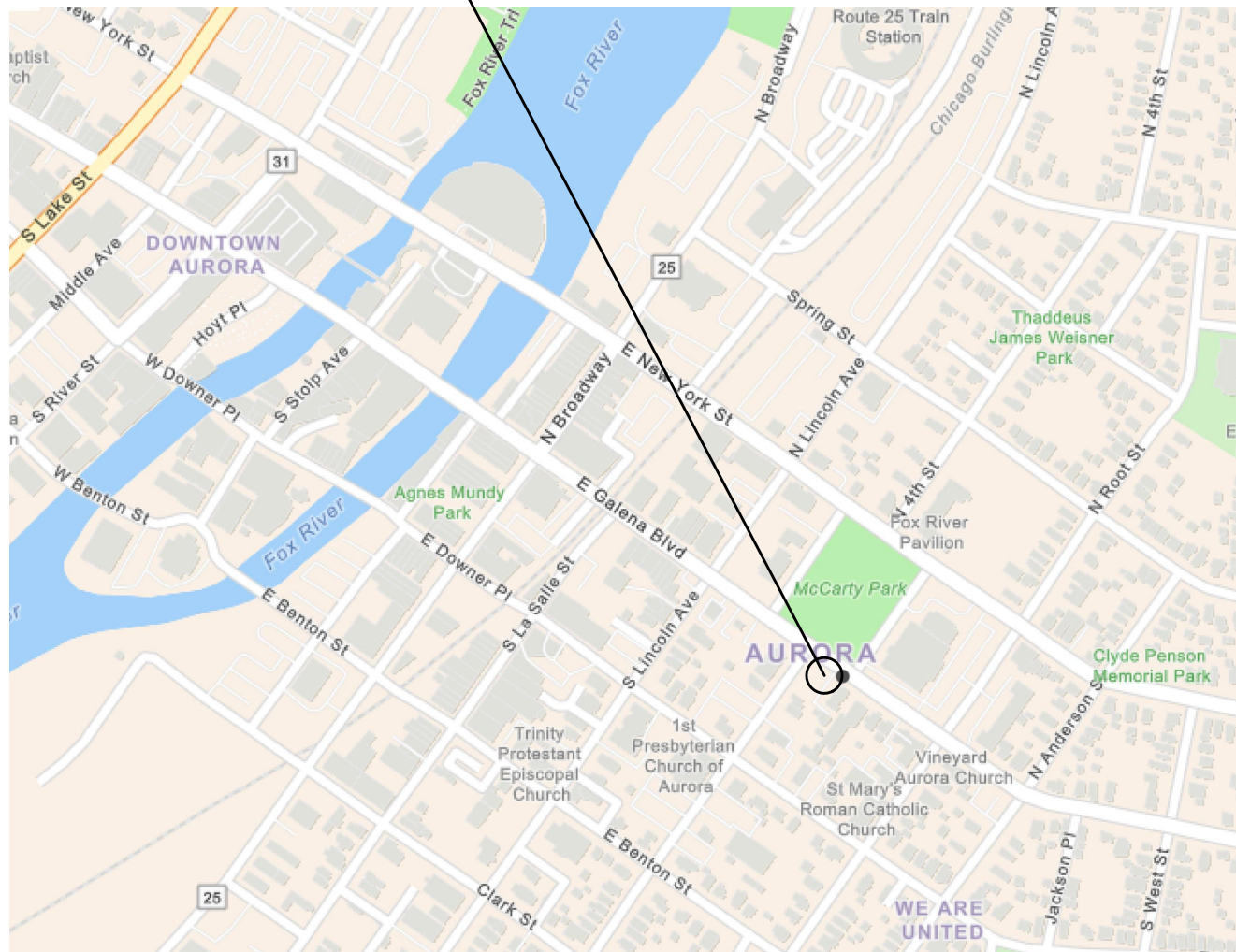


FINAL PLAN REVISION FOR 411 E. GALENA BOULEVARD

SITE



LOCATION MAP

NOT TO SCALE



2024 GIS AERIAL

NOT TO SCALE

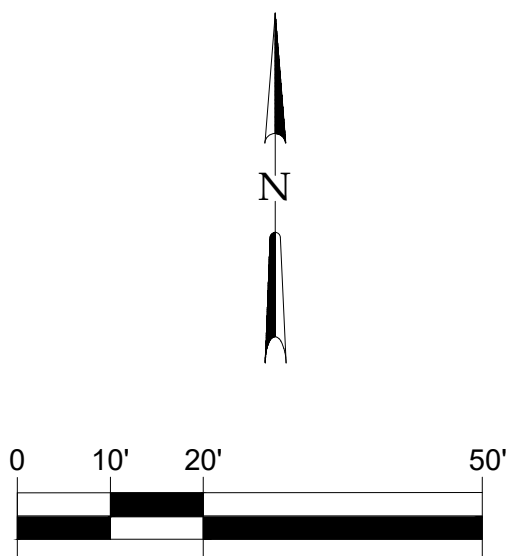
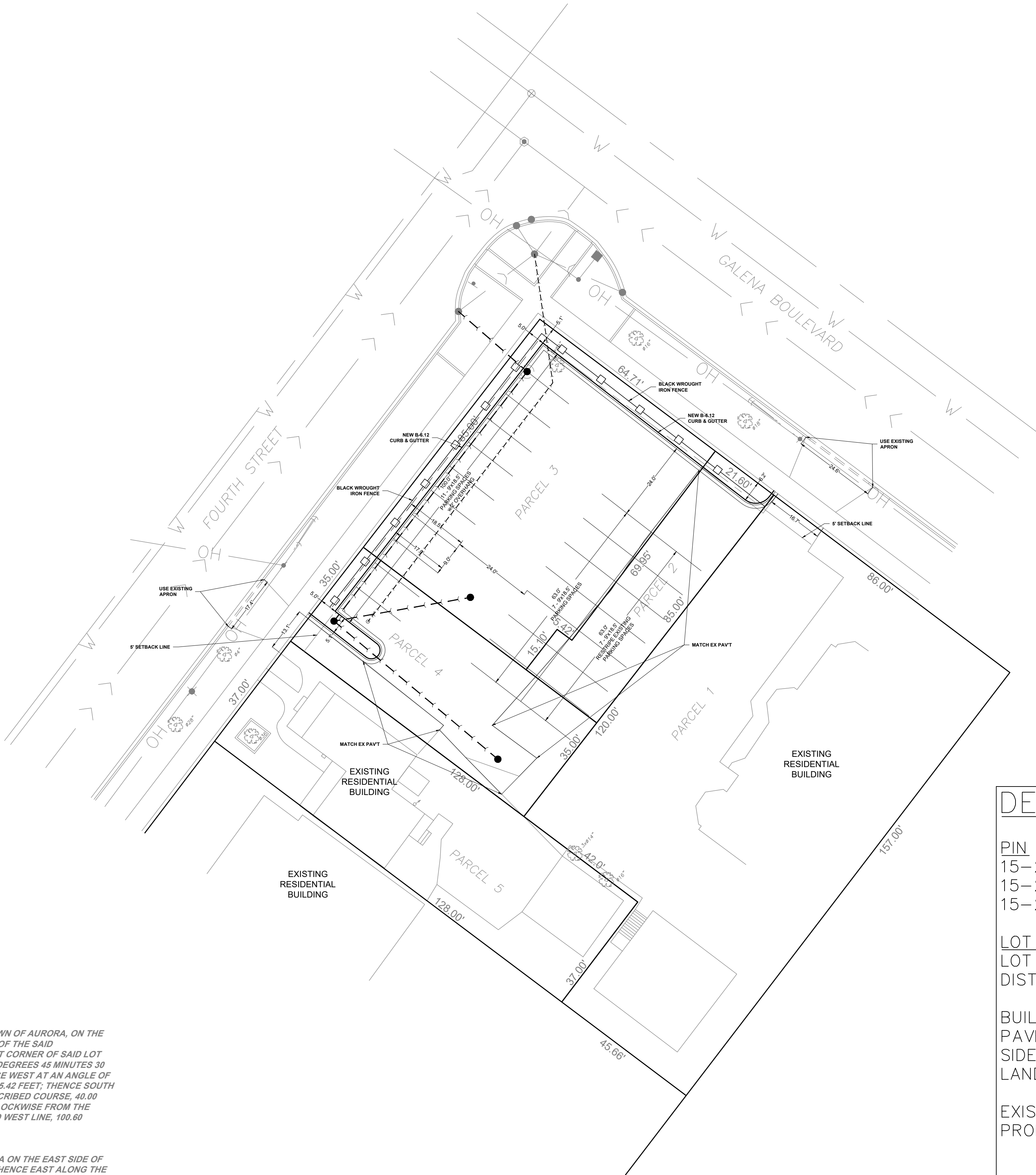
LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING ELEVATION
	PROPOSED ELEVATION
	EXISTING SANITARY
	EXISTING COMBINATION SEWER
	PROPOSED SANITARY
	PROPOSED COMBINATION SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING WATERMAIN
	PROPOSED WATERMAIN
	EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND CABLE
	EXISTING TREE
	REMOVE TREE
	TEMPORARY TREE FENCE
	TEMPORARY SILT / CONSTRUCTION FENCE
	SUMP PUMP [PROPOSED/EXISTING]
	DOWNSPOUT (IN-GROUND) [PROPOSED]
	SWALE [PROPOSED]
	OUTLET / POP-UP EMITTER
	CATCH BASIN
	STORM MANHOLE
	SANITARY MANHOLE
	CLEANOUT
	B BOX
	WOOD UTILITY POLE
	LIGHT POLE
	FLARED END SECTION (F.E.S.)
	INLET / DRAIN
	WATER VALVE VAULT / WATER METER
	SIGN
	MANHOLE (UNCLASSIFIED)
	FIRE HYDRANT
	TREE TAG NO.
	STOP LIGHT
	GAS VALVE
	ROOT PRUNE
	TOP OF GARAGE SLAB
	TOP OF FOUNDATION
	FINISH FLOOR
	TOP OF WALL

LEGAL DESCRIPTION:

PARCEL 2:
THE NORTHERLY 85 FEET OF LOT 4 IN BLOCK 19 OF MCCARTY'S AMENDED PLAT OF THE ORIGINAL TOWN OF AURORA, ON THE EAST SIDE OF THE FOX RIVER, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, EXCEPT THAT PART OF THE SAID NORTHERLY 85 FEET OF LOT 4 IN BLOCK 19 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE EAST ALONG THE NORTH LINE OF SAID LOT, 64.71 FEET; THENCE SOUTH AT AN ANGLE 89 DEGREES 45 MINUTES 30 SECONDS MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, 69.95 FEET; THENCE WEST AT AN ANGLE OF 91 DEGREES 00 MINUTES 33 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 5.42 FEET; THENCE SOUTH AT AN ANGLE OF 91 DEGREES 37 MINUTES 06 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 15.00 FEET; THENCE WEST AT AN ANGLE OF 82 DEGREES 25 MINUTES 44 SECONDS MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, 58.52 FEET TO THE WEST LINE OF SAID LOT 4; THENCE NORTH ALONG SAID WEST LINE, 85.00 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF LOT 4 IN BLOCK 19 OF MCCARTY'S AMENDED PLAT OF THE ORIGINAL TOWN OF AURORA ON THE EAST SIDE OF THE FOX RIVER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE EAST ALONG THE NORTH LINE OF SAID LOT, 64.71 FEET; THENCE SOUTH AT AN ANGLE OF 89 DEGREES 45 MINUTES 30 SECONDS MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, 69.95 FEET; THENCE WEST AT AN ANGLE OF 91 DEGREES 00 MINUTES 33 SECONDS MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, 5.42 FEET; THENCE SOUTH AT AN ANGLE OF 91 DEGREES 37 MINUTES 06 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 15.00 FEET; THENCE WEST AT AN ANGLE OF 82 DEGREES 25 MINUTES 44 SECONDS MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE, 58.52 FEET TO THE WEST LINE OF SAID LOT 4; THENCE NORTH ALONG SAID WEST LINE, 85.00 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART OF THE LAND TRANSFERRED IN DEED 2013K059713, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 4:
THE SOUTHERLY 35 FEET OF LOT 4 IN BLOCK 19 IN MCCARTY'S AMENDED PLAT OF THE ORIGINAL TOWN OF AURORA, ON THE EAST SIDE OF THE FOX RIVER IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.



DEVELOPMENT DATA TABLE

PIN
15-22-458-020
15-29-458-021
15-29-458-022

LOT COVERAGE
LOT SIZE = 10,326 SF = 0.237 ACRES
DISTURBED AREA = 10,326 SF = 0.237 ACRES

BUILDING AREA = 0 SF = 0.00 ACRES
PAVEMENT AREA = 8,906 SF = 0.204 ACRES
SIDEWALK AREA = 0 SF
LANDSCAPE AREA = 1,420 SF = 0.033 ACRES

EXISTING IMPERVIOUS = 2,747 SF
PROPOSED IMPERVIOUS = 8,906 SF
INCREASE IN IMPERVIOUS = 6,159 SF

LAND USE
PARKING FOR RESIDENTIAL BUILDING

PARKING
TOTAL PARKING SPACES PROVIDED = 25
EXISTING PARKING SPACES = 11
NEW PARKING SPACES = 14

PROJECT STAFF		ISSUE	REVISIONS	DATE
PROJECT MANAGER	R. WALCZAK	1	PERMIT DRAWING	6-25-2025
ENGINEER		2	REVISED PER AURORA COMMENTS	7-29-2025
ENGINEER				
TECHNICIAN	M. MERZBA			

BCI
BONO CONSULTING
CIVIL ENGINEERS

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bbono@bonoconsulting.com
1000070002

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A SEVIER & MAHER ENGINEERS COMPANY
AURORA, IL 60004
312-229-3512
msehler@seviermaher.com

SME
SEVIER & MAHER
ENGINEERS

ENVIRONMENTAL • CIVIL • GEOTECHNICAL • WATER • COMPLIANCE

4 Blanchard Road, P.O. Box 85A, Cumberland, Maine 04021
Phone: 207-629-5010 • Fax: 207-629-5092 • ssevier@seviermaher.com

PETITIONER:
PARKWAY APTS LLC
419 E. GALENA BLVD.
UNIT OFC
AURORA, IL 60505

FINAL PLAN REVISION FOR 411 E.
GALENA BOULEVARD
PARKING LOT IMPROVEMENTS
411 E GALENA BLVD, AURORA, IL 60505

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PROJECT NO.:	250699
BASE FILE:	
SHEET FILE:	
ISSUE DATE:	JUNE 25, 2025
SCALE:	1"=20'
SHEET NUMBER	
FINAL PLAN	