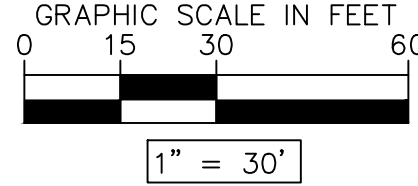
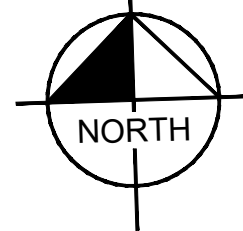


Drawing name: K:\CHS_LDEV\26896000_Jamison Commercial_Aurora_IL\2 Design\CAO\Exhibits\2025-0630 Fire Access Planning Layout11 Sep 24, 2025 5:13pm by: Anna Sampson
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FIRE ACCESS PLAN FOR FOX VALLEY
PROPERTIES, LTD. PHASE II, LOT 19

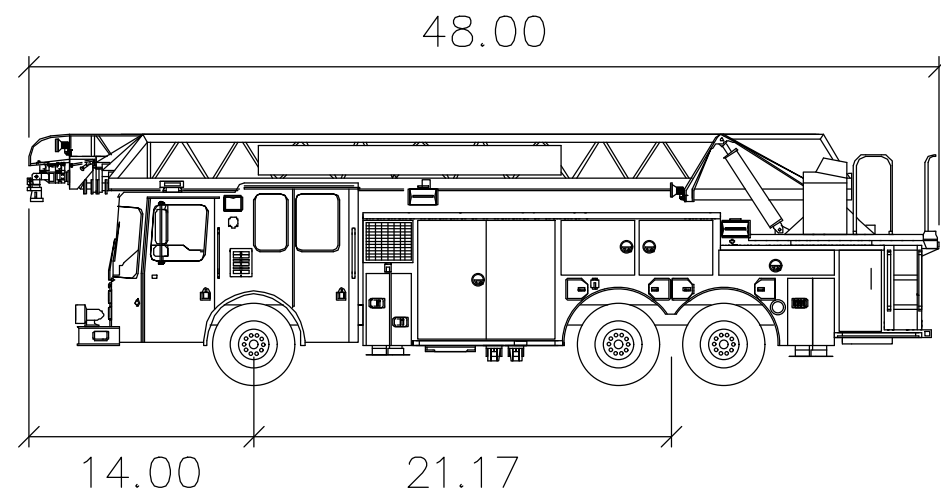


LEGEND

— W — W —	EX. WATER LINE
○	EX. HYDRANT
— XXX —	EX. CONTOUR
— W — W —	PROPOSED WATER LINE
— XXX —	PROPOSED CONTOUR

LEGEND

SITE AREA	2.03-AC
BUILDING FLOOR AREA	5,310-SF
APPROXIMATE BUILDING HEIGHT	25-FT
FIRE HYDRANT 400' RADIUS	
FIRE ACCESS LANE	
26'X40' STAGING AREA (AROUND HYDRANT)	



Aurora Fire Truck

	feet
Width	: 8.00
Track	: 7.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.90

Fire Access Plan Data Table

Description	Value	Unit
a) Building Height	25.00	feet
b) Building Square Footage (typical)	5,310	square feet
c) Building fire suppression information including any proposed use of sprinkler systems, fire alarm systems, whether fire extinguishers are needed: Building to be Type II-B unprotected and non-sprinkled. Fire Extinguishers to be provided		
d) General description of business to be conducted within each building including: will there be rack storage in the building, will there be storage of combustible materials over twelve feet in height, clearance of sprinkler heads and stored materials (18 inch minimum): Medical Office Building (B-B Occupancy). Compliance with code will be provided.		

Kimley»Horn
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SCALE:	AS NOTED
DESIGNED BY:	EC
DRAWN BY:	EC
CHECKED BY:	AES

JAMISON
COMMERCIAL PARTNERS
DEVELOPER: JAMISON COMMERCIAL PARTNERS
135 W. CENTRAL BLVD., SUITE 450
ORLANDO, FL 32801

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

AURORA M.O.B.
3170 E. NEW YORK ST
AURORA, IL 60502
OWNER: FOX VALLEY PROPERTIES LTD.
1001 E. MAIN STREET, SUITE G
ST. CHARLES, IL 60174

ORIGINAL ISSUE:	07/22/2025
KHA PROJECT NO.	268966000
SHEET NUMBER	

EX2