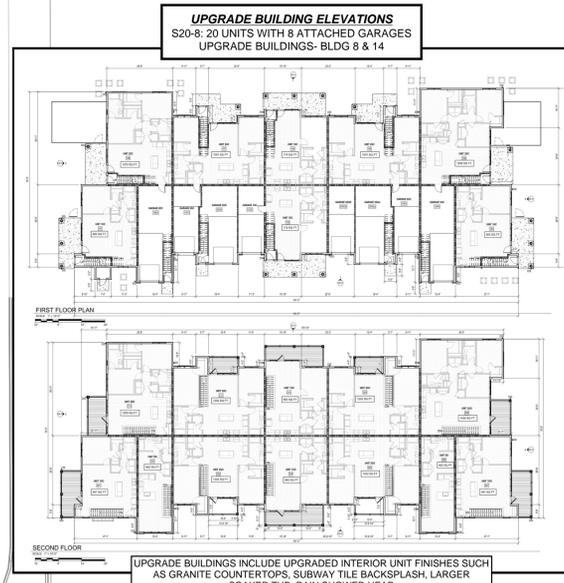
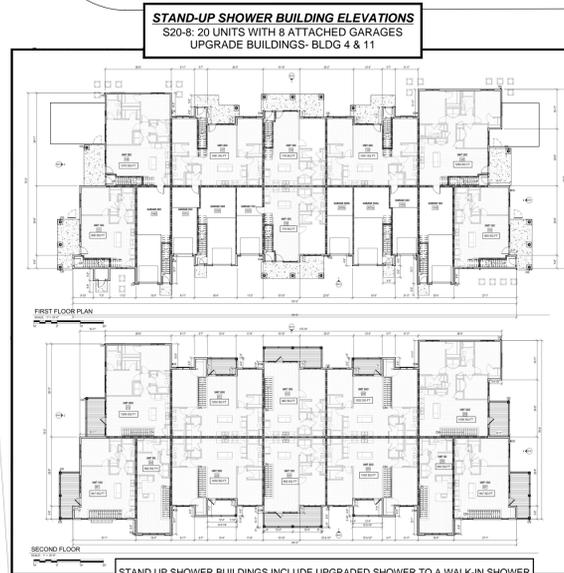
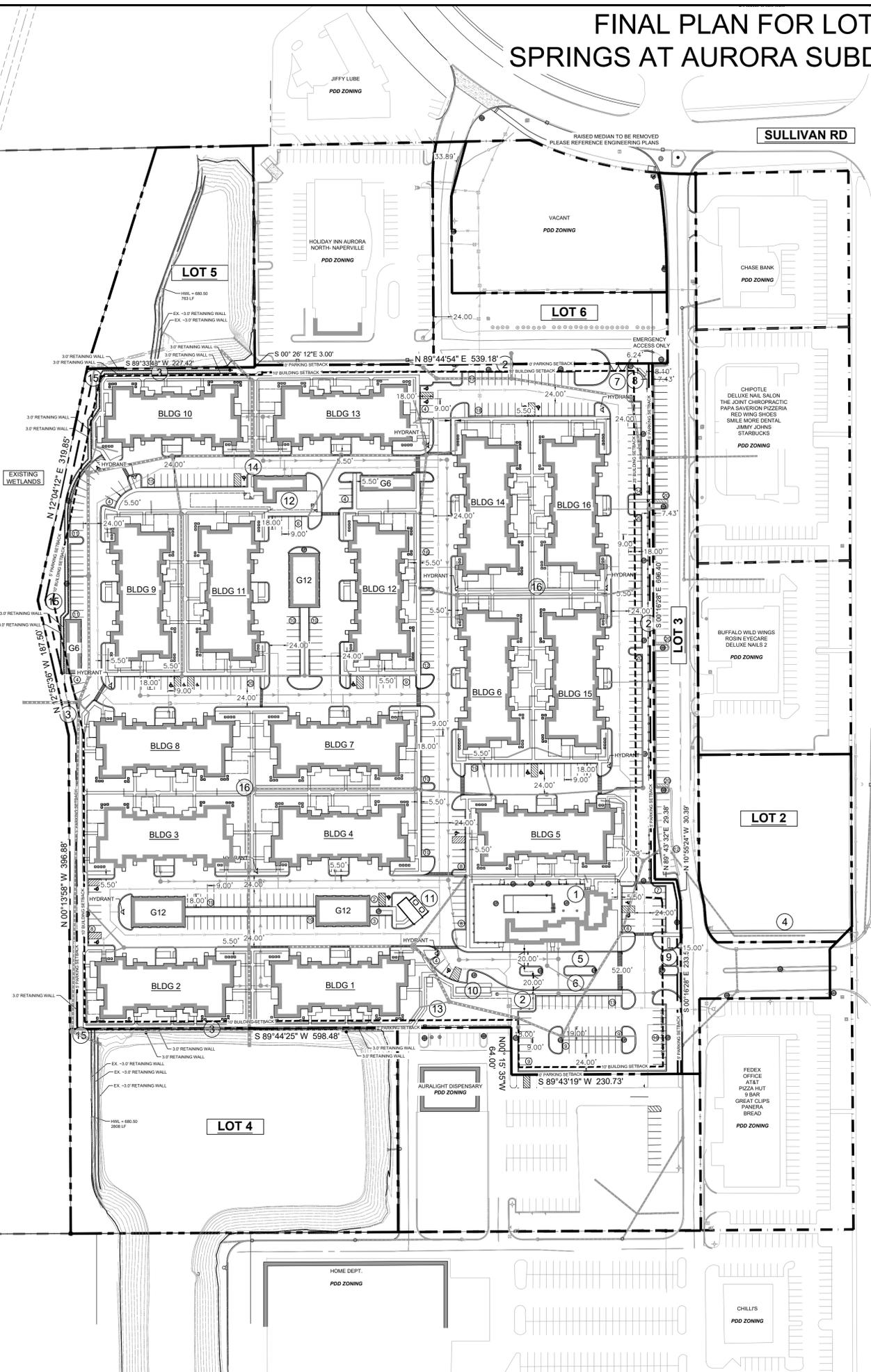


# FINAL PLAN FOR LOT 1 SPRINGS AT AURORA SUBDIVISION

- LEGEND**
- CLUBHOUSE & POOL
  - 5' DECORATIVE FENCE (TYPE A)
  - 4' DECORATIVE FENCE (TYPE B)
  - SIDEWALK CONNECTION FROM ORCHARD RD.
  - PROPOSED ENTRANCE ACCESS POINT
  - PROPOSED EXIT ACCESS POINT
  - PROPOSED EMERGENCY ONLY ACCESS POINT
  - SINGLE-SIDED MONUMENT SIGN (6 FT HIGH)
  - SINGLE-SIDED MONUMENT SIGN (8 FT HIGH)
  - MAIL KIOSK
  - TRASH ENCLOSURE
  - PET PLAYGROUND /ARTIFICIAL TURF
  - PET PLAYGROUND "SOD"
  - MAINTENANCE, CAR CARE CENTER, ADA GARAGE, & PACKAGE CENTER
  - RETAINING WALL
  - GRILL & PERGOLA SEATING AREA
  - A/C CONDENSERS
  - PARCEL LINE
  - ADJACENT PARCEL LINE
  - BUILDING SETBACK
  - PARKING SETBACK
  - ACCESSIBLE PED ROUTE
  - HANDICAPPED PARKING SPACE
  - HIGH WATER LINE
  - EXISTING 1" CONTOUR LINE
  - EXLP EXISTING LIGHT POLE
  - LP LIGHT POLE (SEE PHOTOMETRIC PLAN FOR DETAILS)
  - UTILITY LEGEND**
  - PROPOSED SANITARY SEWER
  - PROPOSED SANITARY MANHOLE
  - PROPOSED WATER LINE
  - PROPOSED STORM PIPE
  - PROPOSED HYDRANT
  - EXISTING TELECOM LINE
  - EXISTING ELECTRIC LINE
  - EXISTING GAS LINE
  - BUILDING PADS (TYPICAL) - 192 FT X 82 FT
  - PARKING STALLS (TYPICAL) - 9 FT X 18 FT
  - PARKING AISLES (TYPICAL) - 24 FT
  - SIDEWALKS ALONG FRONT OF PARKING STALLS AND AISLES - 5.5 FT
  - ALL OTHER SIDEWALKS - 3.5 FT



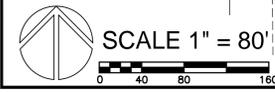
**OWNER OF RECORD**  
CONTINENTAL 300 FUND LLC  
W134 N8175 EXECUTIVE PARKWAY  
MENDOTA, WI 53151  
262.522.5500 • FAX 262.522.5522

**SITE PLAN DESIGNER**  
CAGE Civil Engineering  
2200 Cabot Dr Suite 325  
Litch, IL 60532  
(830)598-0007

**PROJECT INFORMATION**

**FINAL PLAN FOR LOT 1  
OF SPRINGS AT AURORA  
SUBDIVISION**

Development Data Table: Final Plan					
Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 14-12-428-014			j) Total Number of Residential Dwelling Units	320	units
			i. Gross Density	18.89	du/acre
b) Proposed land use(s): Multi-Family Residential			k) Number of Single Family Dwelling Units	0	units
			i. Gross Density	0.00	du/acre
c) Total Property Size	16.94	Acres	iii. Unit Square Footage (average)	0	square feet
d) Total Lot Coverage (buildings and pavement)	738063	Square feet	iv. Bedroom Mix	0%	% 1 bdr
e) Open space / landscaping	538683	Square feet		0%	% 2 bdr
	73%	Percent		0%	% 3 bdr
f) Land to be dedicated to the School District	199380	Square feet		0%	% 4 bdr
g) Land to be dedicated to the Park District	27%	Percent	v. Number of Single Family Corner Lots	0	units
h) Number of parking spaces provided (individually accessible)	0	Acres	i. Gross Density	0.00	du/acre
i. surface parking lot	575	spaces	iii. Unit Square Footage (average)	0	square feet
perpendicular	398	spaces	iv. Bedroom Mix	0%	% 1 bdr
parallel	379	spaces		0%	% 2 bdr
angled	0	spaces		0%	% 3 bdr
handicapped	0	spaces		0%	% 4 bdr
ii. enclosed	19	spaces	m) Number of Multifamily Dwelling Units	320	units
iii. bike	177	spaces	i. Gross Density	18.89	du/acre
iv. First Floor Building Square Footage (typical)	0	racks	iii. Unit Square Footage (average)	1000	square feet
i) Number of buildings	16		iv. Bedroom Mix	10%	Efficiency
i. Number of stories	2	stories		40%	% 1 bdr
ii. Building Square Footage (typical)	24088	square feet		40%	% 2 bdr
iii. Square Footage of retail floor area	0	square feet		10%	% 3 bdr
iv. First Floor Building Square Footage (typical)	12044	square feet			

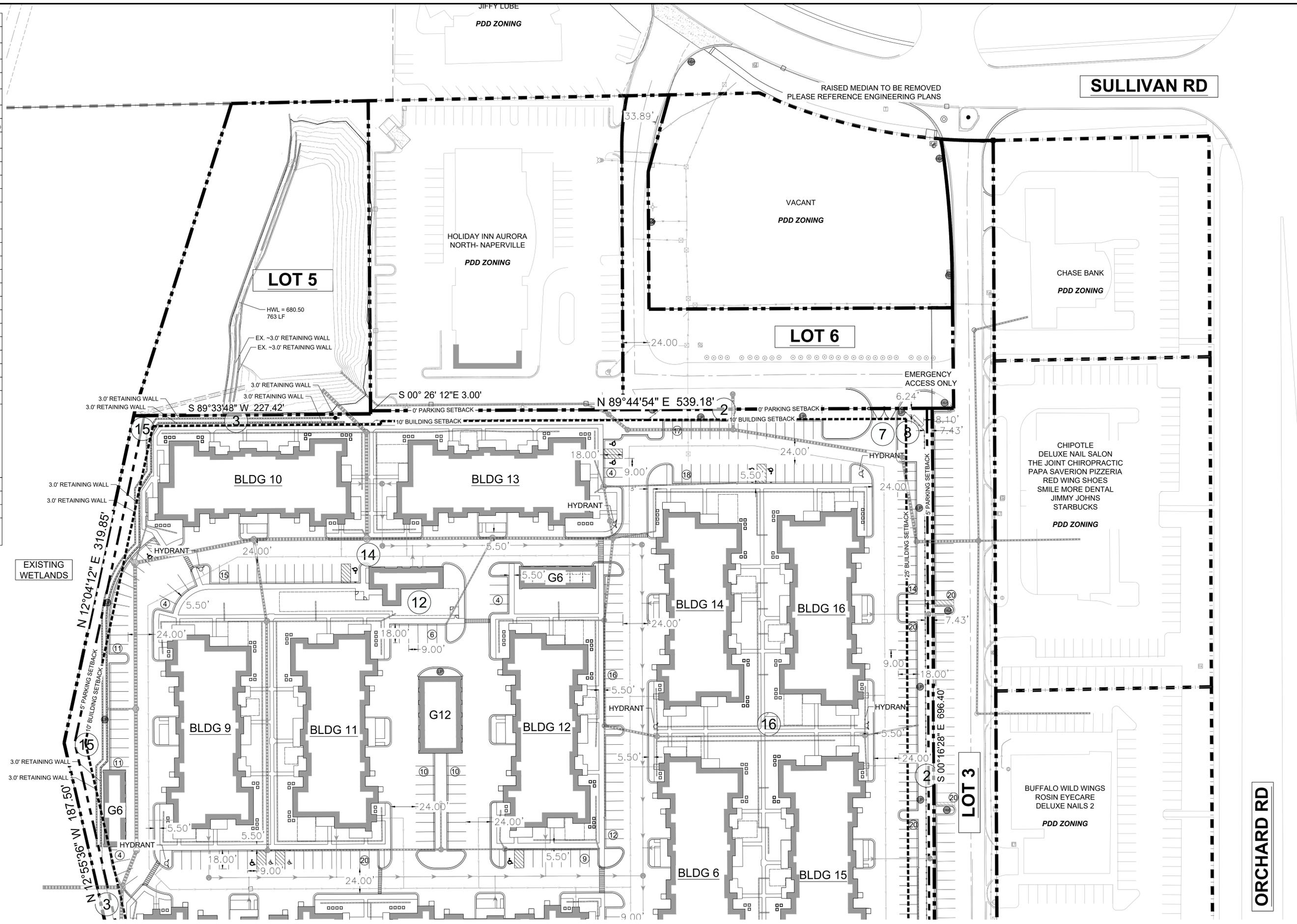


**SHEET DATES**

SHEET ISSUE: 5/28/2025  
 REVISIONS: 6/4/2025  
 7/8/2025  
 7/11/2025

**LEGEND**

- CLUBHOUSE & POOL
- 5' DECORATIVE FENCE (TYPE A)
- 4' DECORATIVE FENCE (TYPE B)
- SIDEWALK CONNECTION FROM ORCHARD RD.
- PROPOSED ENTRANCE ACCESS POINT
- PROPOSED EXIT ACCESS POINT
- PROPOSED EMERGENCY ONLY ACCESS POINT
- SINGLE-SIDED MONUMENT SIGN (8 FT HIGH)
- SINGLE-SIDED MONUMENT SIGN (8 FT HIGH)
- MAIL KIOSK
- TRASH ENCLOSURE
- PET PLAYGROUND 'ARTIFICIAL TURF'
- PET PLAYGROUND 'SOO'
- MAINTENANCE, CAR CARE CENTER, ADA GARAGE, & PACKAGE CENTER
- RETAINING WALL
- GRILL & PERGOLA SEATING AREA
- A/C CONDENSERS
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- ADJACENT PARCEL LINE
- BUILDING SETBACK
- PARKING SETBACK
- ACCESSIBLE PED ROUTE
- HANDICAPPED PARKING SPACE
- HIGH WATER LINE
- EXISTING 1' CONTOUR LINE
- EXISTING LIGHT POLE
- UTILITY LEGEND
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER LINE
- PROPOSED STORM PIPE
- PROPOSED HYDRANT
- EXISTING TELECOM LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- BUILDING PADS (TYPICAL) - 52 FT X 52 FT
- PARKING STALLS (TYPICAL) - 9 FT X 18 FT
- PARKING AISLES (TYPICAL) - 24 FT
- SIDEWALKS ALONG FRONT OF PARKING STALLS AND AISLES - 5.5 FT
- ALL OTHER SIDEWALKS - 3.5 FT



OWNER OF RECORD  
**CONTINENTAL**  
 CONTINENTAL XXXX HOLDING LLC  
 W154 N87S EXECUTIVE PARKWAY  
 MENOMONEE FALLS, WI 53051  
 262.502.5500 • FAX 262.502.5622

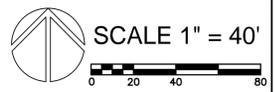
SITE PLAN DESIGNER  
 CAGE Civil Engineering  
 2200 Cabot Dr Suite 325  
 Lisle, IL 60532  
 (630)598-0007

**PROJECT INFORMATION**

**FINAL PLAN FOR LOT 1  
 OF SPRINGS AT AURORA  
 SUBDIVISION**

**SHEET DATES**

SHEET ISSUE 5/28/2025  
 REVISIONS 6/4/2025  
 7/8/2025



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- EXISTING LIGHT POLE

**UTILITY LEGEND**

- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER LINE
- PROPOSED STORM PIPE
- PROPOSED HYDRANT
- EXISTING TELECOM LINE
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE

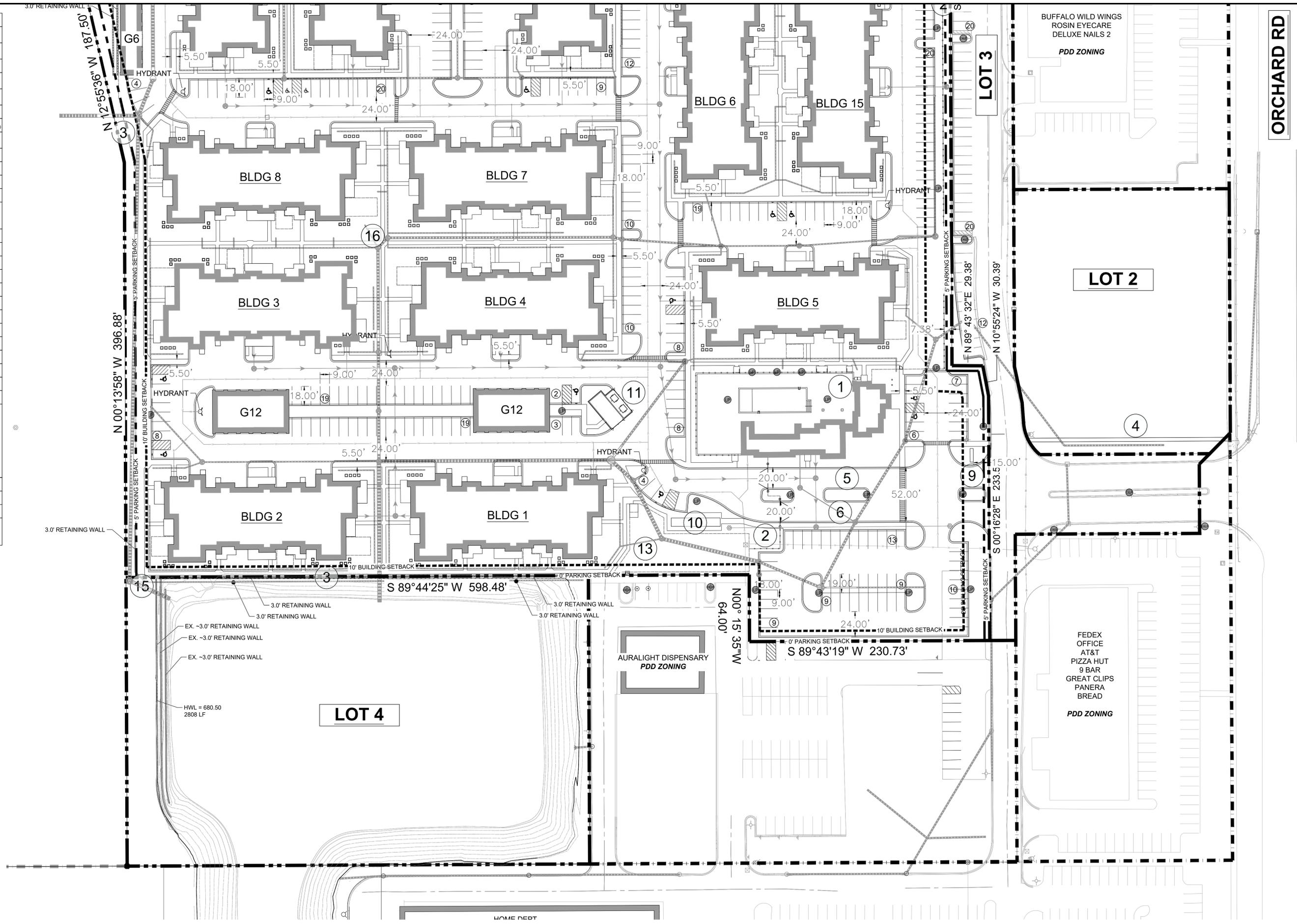
**BUILDING PADS (TYPICAL) - 192 FT X 82 FT**

**PARKING STALLS (TYPICAL) - 9 FT X 18 FT**

**PARKING AISLES (TYPICAL) - 24 FT**

**SIDEWALKS ALONG FRONT OF PARKING STALLS AND AISLES - 5.5 FT**

**ALL OTHER SIDEWALKS - 3.5 FT**



**OWNER OF RECORD**  
**CONTINENTAL**  
 CONTINENTAL XXX FUNDING LLC  
 W134 NIBETS EXECUTIVE PARKWAY  
 MENOMONEE FALLS, WI 53051  
 262.502.5500 • FAX 262.502.5522

**SITE PLAN DESIGNER**  
 CAGE Civil Engineering  
 2200 Cabot Dr Suite 325  
 Leuk, IL 60532  
 (630)598-0007

**PROJECT INFORMATION**

**FINAL PLAN FOR LOT 1**  
**OF SPRINGS AT AURORA**  
**SUBDIVISION**

**SHEET DATES**

SHEET ISSUE	5/28/2025
REVISIONS	6/4/2025





PHOTOMETRICS PLAN FOR LOT 1 OF SPRING AT AURORA SUBDIVISION



Always a Better Plan

100 Camelot Drive  
Fond du Lac, WI 54935  
920-926-9800  
excelengineer.com

COLLABORATION



PROJECT INFORMATION

FINAL PLAN FOR LOT 1  
OF SPRINGS AT AURORA  
SUBDIVISION

PROFESSIONAL SEAL

PRELIMINARY DATES

OCT. 16, 2024  
NOV. 15, 2024  
MAY 30, 2025

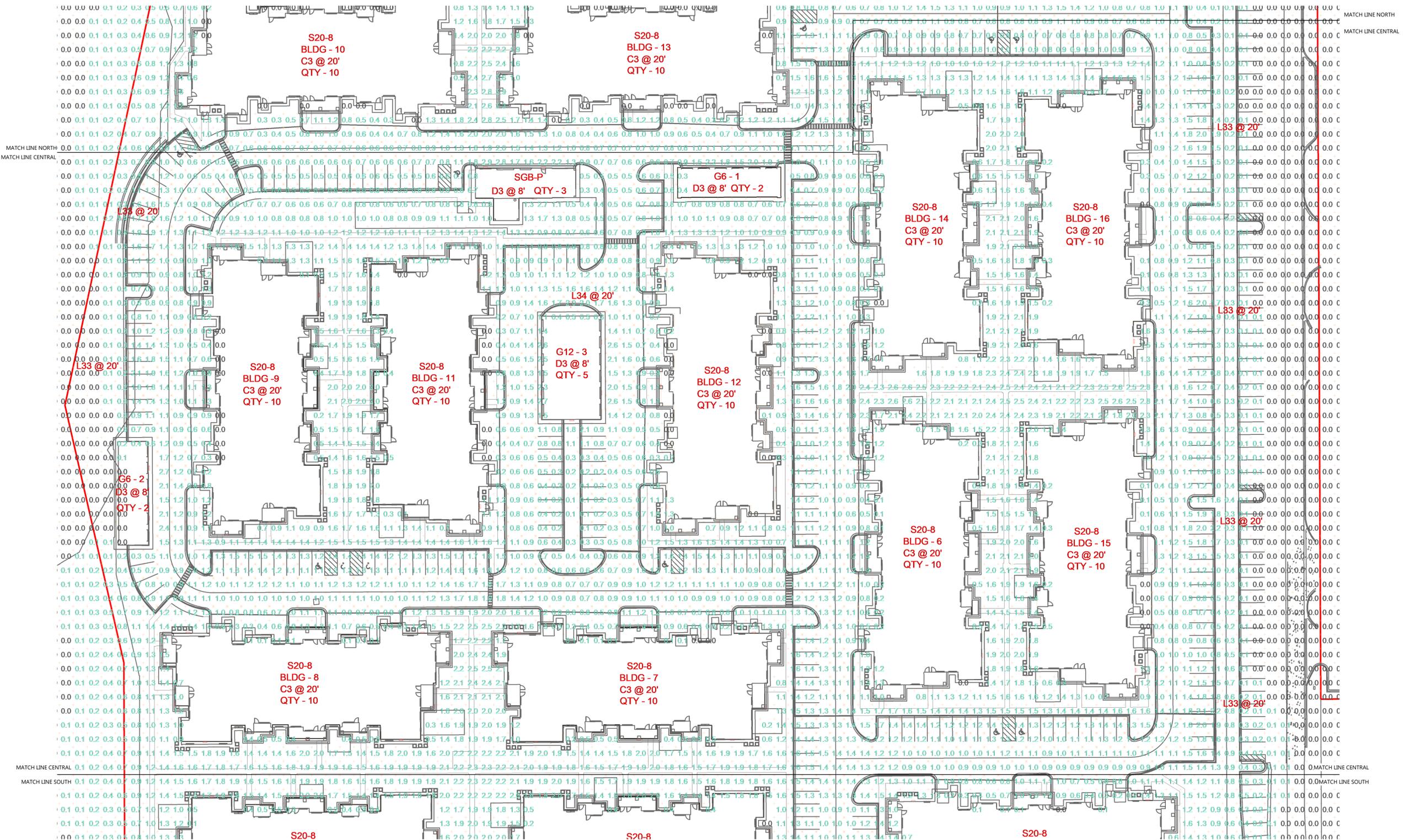
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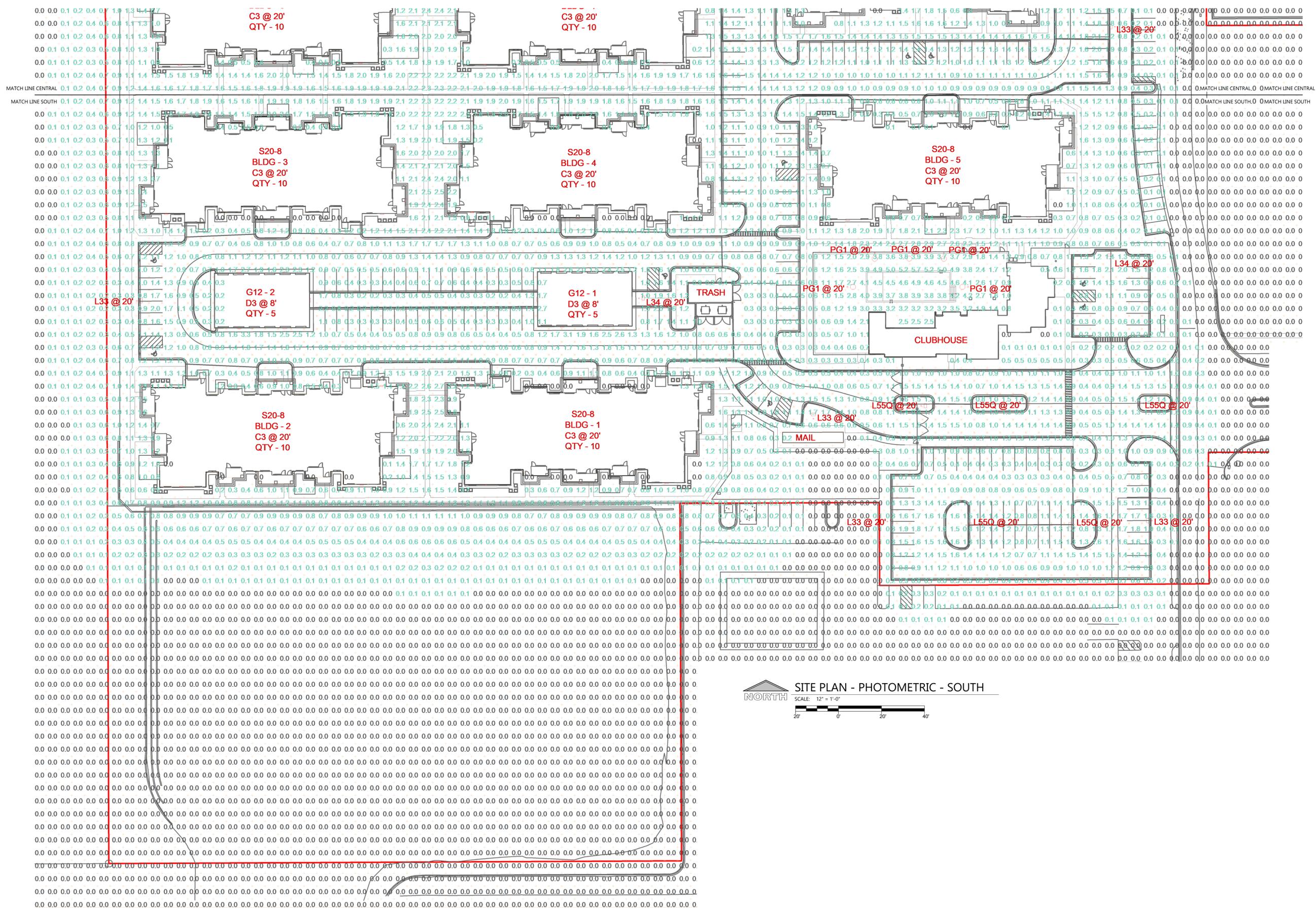
NOT FOR CONSTRUCTION



SITE PLAN PHOTOMETRIC - CENTRAL  
SCALE: 12" = 1'-0"  
NORTH

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PHOTOMETRICS PLAN FOR LOT 1 OF SPRING AT AURORA SUBDIVISION



SITE PLAN - PHOTOMETRIC - SOUTH  
 SCALE: 12" = 1'-0"  
 NORTH

**EXCEL**  
 Always a Better Plan  
 100 Camelot Drive  
 Fond du Lac, WI 54935  
 920-926-9800  
 excelengineer.com

COLLABORATION  
**CONTINENTAL PROPERTIES**  
 CONTINENTAL 834 FUND LLC  
 W134 N8675 EXECUTIVE PARKWAY  
 MENOMONEE FALLS, WI 53051  
 262.502.5500 \* FAX 262.502.5522

PROJECT INFORMATION

**FINAL PLAN FOR LOT 1  
 OF SPRINGS AT AURORA  
 SUBDIVISION**

PROFESSIONAL SEAL

PRELIMINARY DATES  
 OCT. 16, 2024  
 NOV. 15, 2024  
 MAY 30, 2025

**NOT FOR CONSTRUCTION**

JOB NUMBER  
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SHEET NUMBER  
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