TRANSITIONAL

care

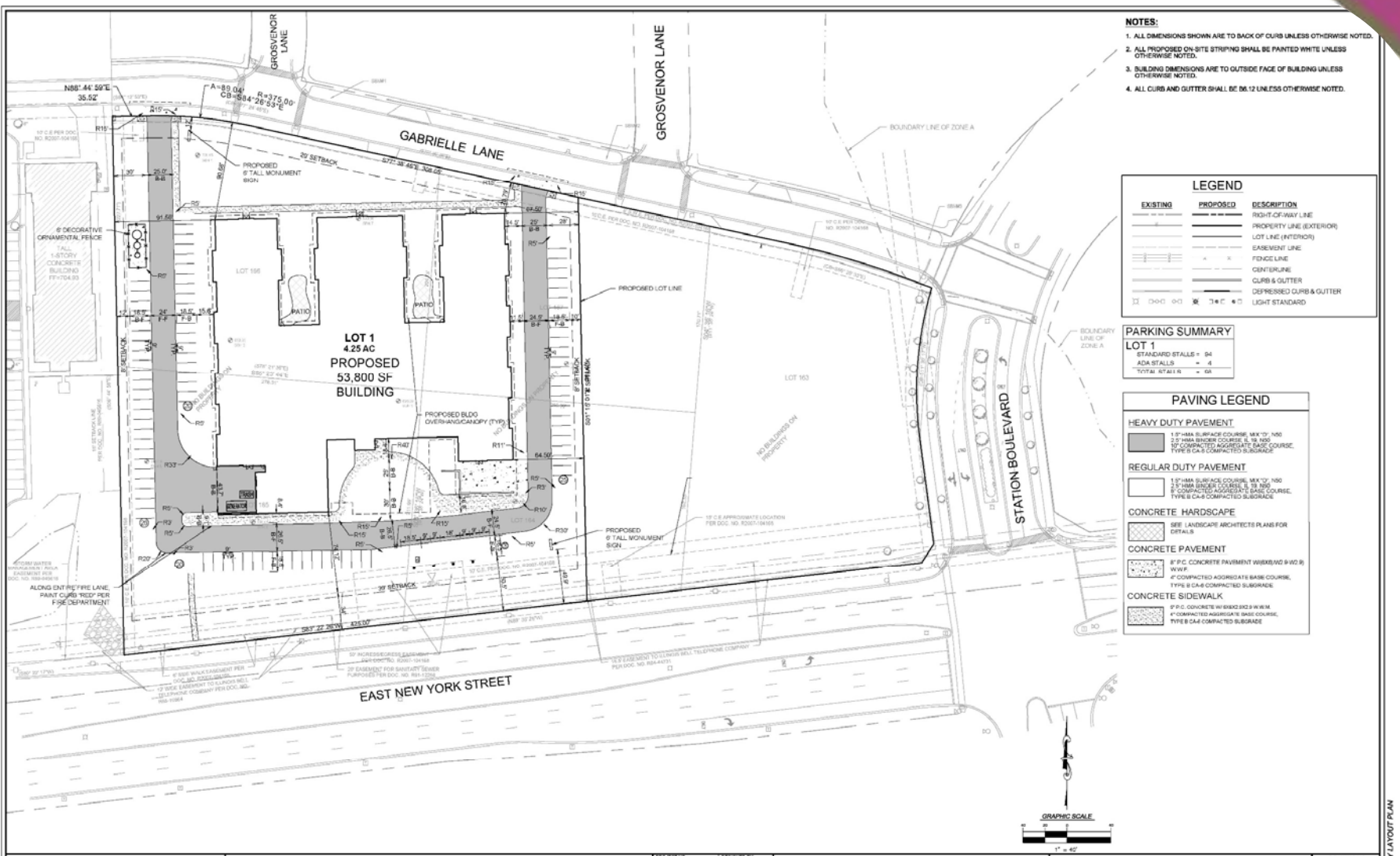
OF FOX VALLEY

The Road to Recovery Starts Here...

City of Aurora

Plaza on New York Subdivision

Site Plan



NOTES:

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED WHITE UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		FENCE LINE
		CENTERLINE
		CURB & GUTTER
		DEPRESSED CURB & GUTTER
		LIGHT STANDARD

PARKING SUMMARY

LOT 1

STANDARD STALLS	=	94
ADA STALLS	=	4
TOTAL STALLS	=	98

PAVING LEGEND

HEAVY DUTY PAVEMENT

1.5" HMA SURFACE COURSE, MIX "D", N50
2.5" HMA BINDER COURSE, IL 19, N50
10" COMPACTED AGGREGATE BASE COURSE, TYPE B CA-6 COMPACTED SUBGRADE

REGULAR DUTY PAVEMENT

1.5" HMA SURFACE COURSE, MIX "D", N50
2.5" HMA BINDER COURSE, IL 19, N50
8" COMPACTED AGGREGATE BASE COURSE, TYPE B CA-6 COMPACTED SUBGRADE

CONCRETE HARDSCAPE

SEE LANDSCAPE ARCHITECTS PLANS FOR DETAILS

CONCRETE PAVEMENT

8" P.C. CONCRETE PAVIMENT W/(6X6)/W2.9-W2.9) W.W.F.
4" COMPACTED AGGREGATE BASE COURSE, TYPE B CA-6 COMPACTED SUBGRADE.

CONCRETE SIDEWALK

5" P.C. CONCRETE W/ 6X6X2.9X2.9 W.W.M.
4" COMPACTED AGGREGATE BASE COURSE, TYPE B CA-6 COMPACTED SUBGRADE

V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
630.724.9202 fax
www.v3co.com

Visio, Vertere, Virtute...*"The Vision to Transform with Excellence"*

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	07-05-16	REVISED PER CITY COMMENT			

PROJECT NO.: 16008	DESIGNED BY: MTS
FILE NAME: C2.0 LAY16008.DWG	DRAWN BY: BJD
ORIGINAL ISSUE DATE: 05-13-16	CHECKED BY: BCR
SCALE: 1"=40'	PROJECT MANAGER: BCR

TRANSITIONAL CARE - AURORA

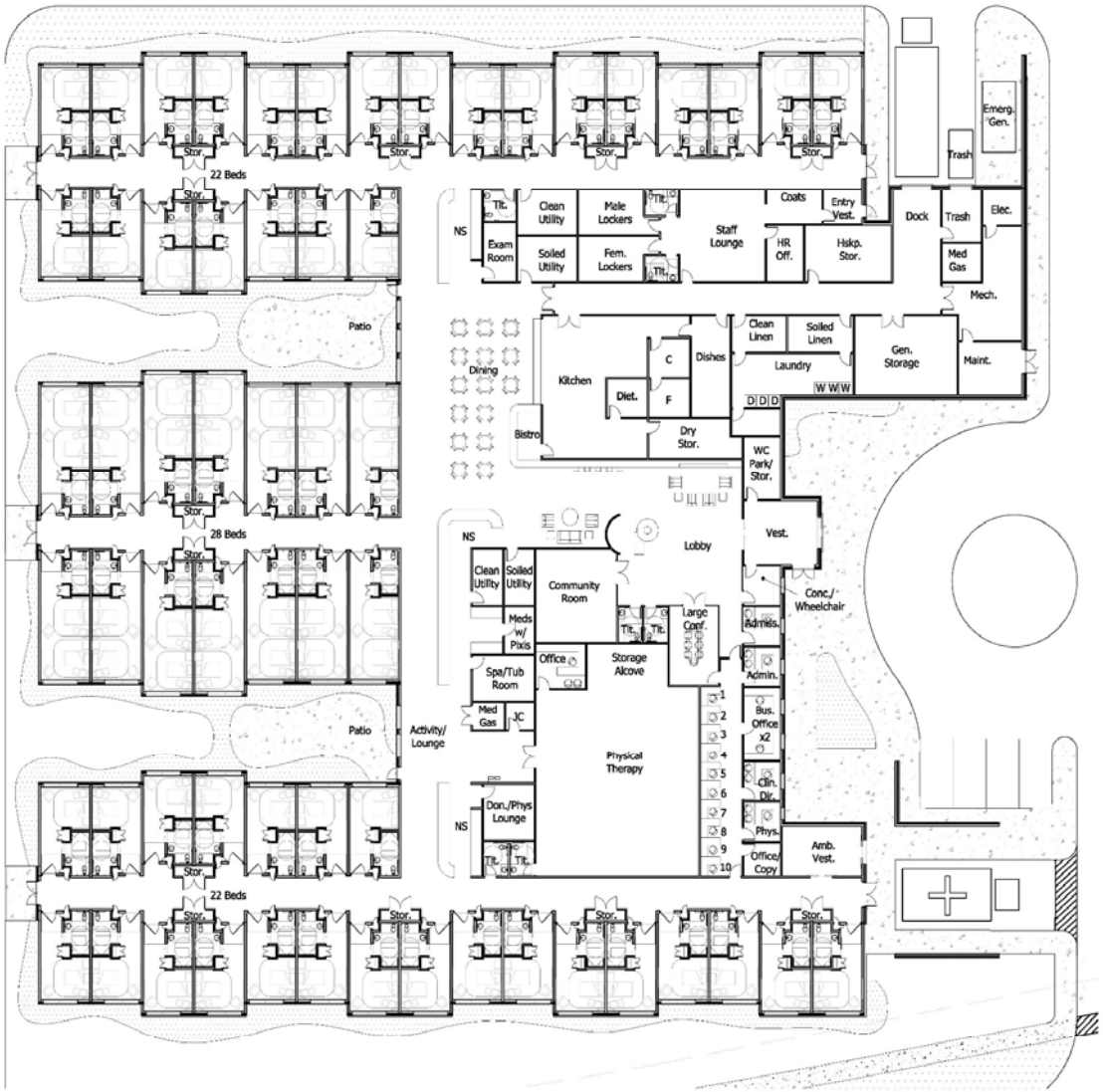
AURORA ILLINOIS

PRELIMINARY LAYOUT PLAN

DRAWING NO. C2.0

16008 - PRELIMINARY LAYOUT PLAN

Floor Plan



1 FLOOR PLAN
SCALE: 1/16" = 1'-0"

Transitional Care of Fox Valley

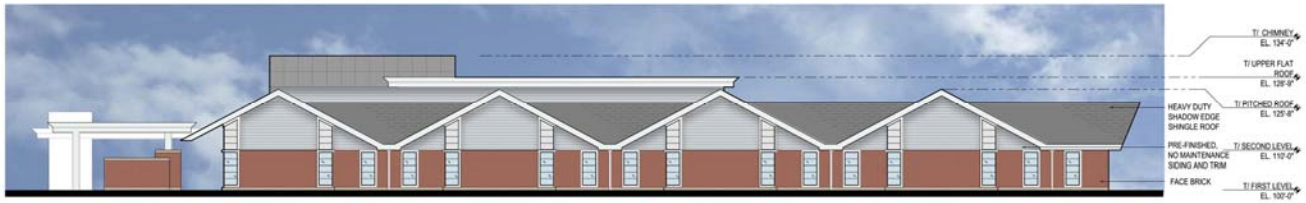
Aurora, Illinois
60532 January,
2016

PFB ARCHITECTS, LLC
33 N. LASALLE STREET, SUITE 3600
CHICAGO, ILLINOIS 60602
PHONE: (312) 376-3100 FAX: (312) 376-3106

ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

Elevations

1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

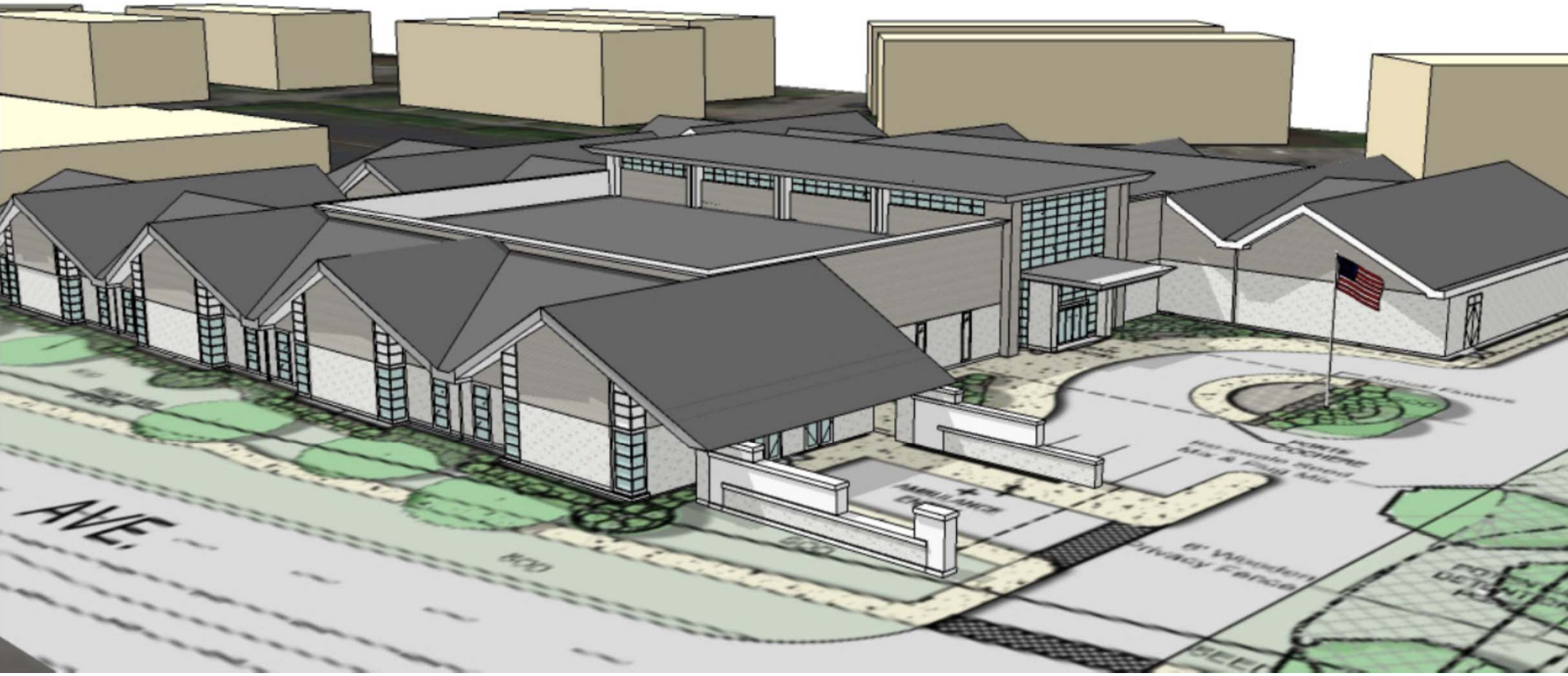


2 EAST ELEVATION
SCALE: 1/16" = 1'-0"

3 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

4 WEST ELEVATION
SCALE: 1/16" = 1'-0"

Model



…the **new road**
to recovery.

TRANSITIONAL
care
OF FOX VALLEY

Our Mission

To deliver an outstanding

experience that heals your body

with passion, innovation, and expertise.

recovery

Our Vision

To create a culture in healthcare that speaks hospitality and drives success through outcomes.

Reinventing post-acute care

TRANSITIONAL care OF FOX VALLEY

What is Transitional Care?

Transitional care refers to patients who predominantly require rehabilitation services following a short stay in a hospital

- Transitional care is licensed as a skilled nursing facility (SNF)
- Transitional care provides for private accommodations in a hospitality like setting
- Average length of stay is approximately 20-30 days as compared to a traditional SNF
- State-of-the-art medical management technology, advanced therapy programs, and medically supported care
- Resident / guest retention for the City of Aurora

Why Aurora?

Location

- ✧ The proposed site under contract is located along the New York corridor
- ✧ Well balanced within the community and adjacent neighbors
- ✧ Excellent access to local skilled employees

Proximity to Providers / Referral Sources

- ✧ Centrally located to multiple support / referral partners
- ✧ Proximity to hospitals including Edward, Presence Mercy, Rush Copley, and Central DuPage

Demand Equals Success

- ✧ State / Board has deemed a need for services in this geographic location
- ✧ Population growth combined with bed need equals success

Management Team with Area Knowledge

- ✧ Locally headquartered management team
- ✧ Community outreach efforts yielded positive results
- ✧ Local knowledge

Community Benefits ?

- Local Job Creation: 80+ well paying opportunities offered to the local community
- Job creation enhances resident retention
- Newly developed pure state-of-the-art transitional care facility enhances other commercial activity
- New development inspires additional redevelopment and increases property value and fosters complimentary development
- Tax revenue from employees, families and visitors
- Minimal to no impact on City services

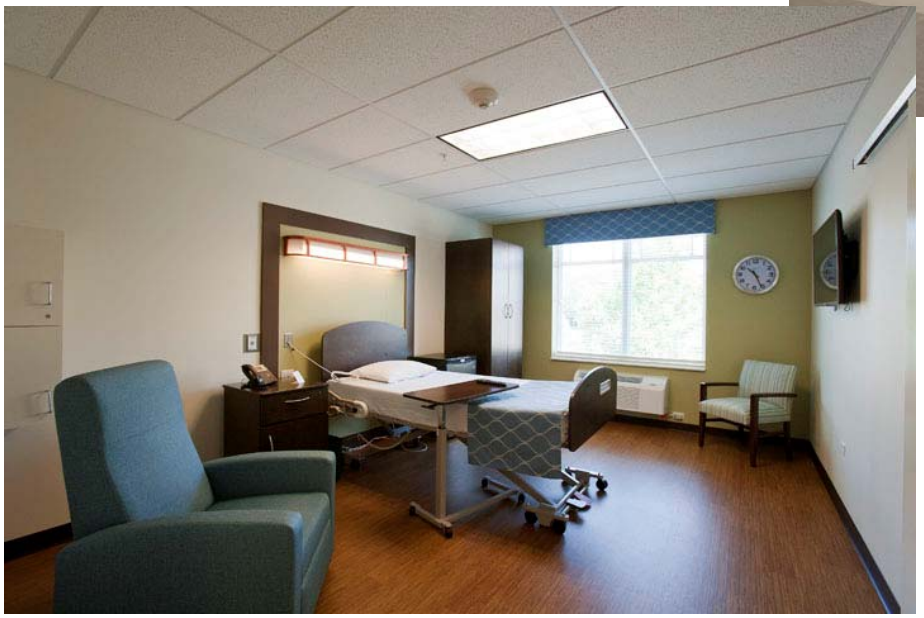
Where Hospitality Meets Healthcare

TRANSITIONAL
care
OF FOX VALLEY

Where Hospitality Meets Healthcare

TRANSITIONAL
care
OF FOX VALLEY

Where Hospitality Meets Healthcare



Where Hospitality Meets Healthcare

TRANSITIONAL *care* OF FOX VALLEY

Experienced Development Team

rangecomm development

TRANSITIONAL care MANAGEMENT

Innovative Health

For Questions Please Contact:
Brad Haber, Principal
Innovative Health
312-543-7670