

NEW TOWNE PUD

ZBA # 25-15

APPLICANT: GORMAN & COMPANY

ADDRESS: 5XX S. NEW TOWNE DRIVE

REQUEST: A SPECIAL USE PERMIT FOR A PLANNED UNIT
DEVELOPMENT IN A R-3, MULTIFAMILY RESIDENTIAL
AND C-1, LIMITED OFFICE ZONING DISTRICTS



NEW TOWNE

South New Towne Drive & Diane
Court, Rockford, IL 61108

PUD DRAFT

NEW TOWNE
South New Towne Drive &
Diane Court, Rockford, IL 61108



SITE LOCATION

UNIT MIX

28- 2 BEDROOM
37- 3 BEDROOM

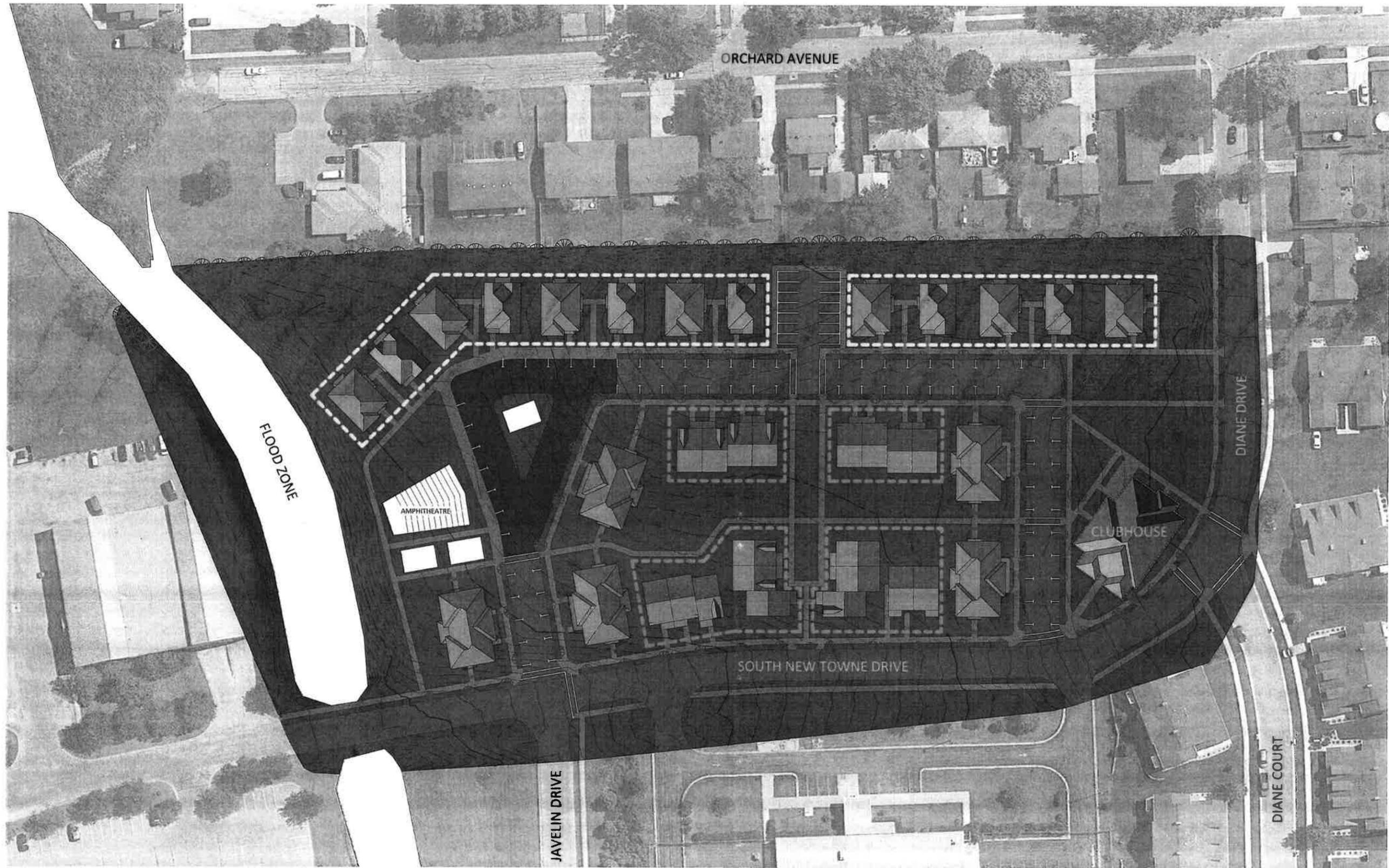
SHT NO.	SHEET NAME	ISSUE DATE
G101	PROJECT COVER	2015.06.18
A5101	SITE PLAN	2015.06.18
C1101	SURVEY	2015.06.18
A1E00	DUPLEX FLOOR PLAN	2015.06.18
A1D1	CLUBHOUSE FLOOR PLAN	2015.06.18
A200	ELEVATIONS	2015.06.18

Project No. _____ Project Number _____
Plot Date: 6/18/2015 12:19:43 PM
Drawn by: _____

Date _____ Issue Description _____

Sheet Title
PROJECT COVER

Sheet No.
G101



NEW TOWNE

South New Towne Drive &
 Diane Court, Rockford, IL 61108

Project No.	Project Number
Plot Date:	07/18/2015 11:28:19 AM
Drawn by:	

Date	Issue Description

SCHEMATIC SITE PLAN
 1" = 40'-0"

TOTAL PARKING COUNT: 80
 TOTAL PROJECT SITE: 6.67 ACRES

- 2 BEDROOM DUPLEXES
 13 Buildings, 26 Units
- 3 BEDROOM ROWHOUSES
 6 Buildings, 19 Units
- 3 BEDROOM APARTMENTS
 5 Buildings, 20 Units

Sheet Title
 SITE PLAN

Sheet No.
AS101

LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID QUARTER (1/4) SECTION DISTANT 669.90 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID QUARTER (1/4) SECTION, 988.60 FEET TO THE SOUTHWEST CORNER OF THE WEST 60 ACRES OF SAID QUARTER (1/4) SECTION; THENCE NORTH ALONG THE EAST LINE OF THE WEST 60 ACRES OF SAID QUARTER (1/4) SECTION, 1450.06 FEET TO THE SOUTHERLY LINE OF THE PREMISES CONDEMNED FOR HIGHWAY PURPOSES BY DECREE OF THE CIRCUIT COURT OF WINNEBAGO COUNTY, ILLINOIS, IN CAUSE NO. 71228 ENTERED APRIL 22, 1980; THENCE EASTERLY ALONG SAID SOUTHERLY LINE, 442.92 FEET MORE OR LESS TO THE WESTERLY LINE OF THE PREMISES CONVEYED BY FLORA A. NICHOLS, A WIDOW, TO HOWARD NICHOLS AND WIFE BY WARRANTY DEED DATED MARCH 19, 1947 AND RECORDED IN BOOK 564 OF RECORDS ON PAGE 136 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: PART OF THE WEST 14.85 CHAINS OF THE EAST 25 CHAINS OF THE NORTHWEST QUARTER (1/4) OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE STATE ROAD PASSING EASTERLY AND WESTERLY THROUGH SAID QUARTER (1/4) SECTION, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT IN THE CENTERLINE OF SAID STATE ROAD, SAID POINT BEARING NORTH 83 DEGREES 18 MINUTES 47 SECONDS EAST 1438.17 FEET FROM THE POINT OF INTERSECTION OF SAID STATE ROAD WITH THE WEST LINE OF SAID SECTION 28 (ALL BEARINGS GIVEN IN THIS DESCRIPTION ARE RELATIVE BEARINGS BASED UPON THE WEST LINE OF SAID SECTION 28 BEARING DUE NORTH); THENCE SOUTH 01 DEGREE 24 MINUTES 13 SECONDS EAST, 256.89 FEET; THENCE NORTH 85 DEGREES 36 MINUTES 02 SECONDS EAST, 295.94 FEET; THENCE NORTH 02 DEGREES 26 MINUTES 10 SECONDS WEST, 284.58 FEET TO THE CENTERLINE OF SAID STATE ROAD; THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF SAID STATE ROAD TO THE PLACE OF BEGINNING, A CHORD DISTANCE OF 293.56 FEET (SAID CHORD BEARING SOUTH 80 DEGREES 12 MINUTES 19 SECONDS WEST); THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF THE PREMISES SO CONVEYED TO SAID HOWARD NICHOLS AND WIFE AS AFORESAID, 185.60 FEET TO THE SOUTHWESTERLY CORNER OF SAID PREMISES SO CONVEYED TO SAID HOWARD NICHOLS AND WIFE AS AFORESAID; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PREMISES SO CONVEYED TO SAID HOWARD NICHOLS AND WIFE AS AFORESAID, 295.94 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID PREMISES SO CONVEYED TO SAID HOWARD NICHOLS AND WIFE AS AFORESAID, 208.80 FEET TO THE SOUTHERLY LINE OF SAID PREMISES CONDEMNED FOR HIGHWAY PURPOSES AS AFORESAID; THENCE EASTERLY ALONG SAID SOUTHERLY LINE, 265.51 FEET MORE OR LESS TO ITS INTERSECTION WITH A LINE RUNNING NORTH FROM THE POINT OF BEGINNING AND PARALLEL WITH THE EAST LINE OF SAID QUARTER (1/4) SECTION; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID QUARTER (1/4) SECTION, 1595.01 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID QUARTER (1/4) SECTION DISTANT 669.90 FEET WEST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID QUARTER (1/4) SECTION, A DISTANCE OF 1348.51 FEET TO A POINT 246.5 FEET SOUTH OF THE POINT OF INTERSECTION OF SAID LINE WITH THE SOUTHERLY LINE OF THE PREMISES CONDEMNED FOR HIGHWAY PURPOSES BY DECREE OF THE CIRCUIT COURT OF WINNEBAGO COUNTY, ILLINOIS, IN CAUSE NO. 71228 ENTERED APRIL 20, 1980, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH ALONG SAID LINE, A DISTANCE OF 248.5 FEET TO THE AFORESAID POINT OF INTERSECTION OF SAID LINE WITH THE SOUTHERLY LINE OF SAID CONDEMNED PREMISES; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE SO CONDEMNED, A DISTANCE OF 265.51 FEET MORE OR LESS TO THE EASTERLY LINE OF THE PREMISES CONVEYED BY FLORA A. NICHOLS, A WIDOW, TO HOWARD NICHOLS AND WIFE BY WARRANTY DEED DATED MARCH 10, 1947 AND RECORDED IN BOOK 564 OF RECORDS ON PAGE 136 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG SAID EASTERLY LINE, SAID LINE EXTENDED A DISTANCE OF 209.5 FEET; THENCE NORTHEASTERLY A DISTANCE OF 10.85 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID QUARTER (1/4) SECTION DISTANT 669.90 FEET WEST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID QUARTER (1/4) SECTION A DISTANCE OF 1095.75 FEET TO THE PLACE OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUING NORTH PARALLEL WITH THE EAST LINE OF SAID QUARTER (1/4) SECTION A DISTANCE OF 262.76 FEET TO A POINT, 246.5 FEET SOUTH OF THE POINT OF INTERSECTION OF SAID LINE WITH THE SOUTHERLY LINE OF THE PREMISES CONDEMNED FOR HIGHWAY PURPOSES BY DECREE OF THE CIRCUIT COURT OF WINNEBAGO COUNTY, ILLINOIS, IN CAUSE NO. 71228 ENTERED APRIL 20, 1980; THENCE SOUTHWESTERLY A DISTANCE OF 250.85 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE PREMISES CONVEYED BY FLORA A. NICHOLS, A WIDOW, TO HOWARD NICHOLS AND WIFE BY WARRANTY DEED DATED MARCH 10, 1947 AND RECORDED IN BOOK 564 OF RECORDS ON PAGE 136 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS; THENCE NORTHWESTERLY ALONG SAID EAST LINE OF THE PREMISES CONVEYED BY FLORA A. NICHOLS A DISTANCE OF 0.70 FEET TO THE SOUTHWEST CORNER OF SAID PREMISES CONVEYED BY FLORA A. NICHOLS; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID PREMISES CONVEYED BY FLORA A. NICHOLS A DISTANCE OF 171.71 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE PREMISES CONVEYED BY FLORA A. NICHOLS; THENCE SOUTHWESTERLY A DISTANCE OF 289.30 FEET TO A POINT, SAID POINT BEING A DISTANCE OF 380.00 FEET SOUTHWESTERLY TO THE PLACE OF BEGINNING; THENCE NORTHEASTERLY A DISTANCE OF 380.00 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF PLAT NO. 3 OF EASTWOOD VIEW SUBDIVISION, BEING A PART OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE PLAT OF WHICH IS RECORDED IN BOOK 31 OF PLATS ON PAGE 120 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS; THENCE NORTH 83 DEGREES 21 MINUTES 30 SECONDS EAST ALONG THE SOUTHERLY LINE OF THE PREMISES CONDEMNED FOR HIGHWAY PURPOSES BY DECREE OF THE CIRCUIT COURT OF WINNEBAGO COUNTY, ILLINOIS, IN CAUSE NO. 71228 ENTERED APRIL 22, 1980, A DISTANCE OF 281.88 FEET; THENCE NORTH 82 DEGREES 33 MINUTES 47 SECONDS EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 161.04 FEET; THENCE SOUTH 01 DEGREE 26 MINUTES 36 SECONDS EAST A DISTANCE OF 5.03 FEET; THENCE NORTH 81 DEGREES 35 MINUTES 21 SECONDS EAST A DISTANCE OF 40.00 FEET TO THE NORTHWEST CORNER OF THE PREMISES DEDICATED FOR NEW TOWNE DRIVE, THE PLAT OF WHICH IS RECORDED IN BOOK 39 OF PLATS ON PAGE 19A IN SAID RECORDER'S OFFICE; THENCE SOUTH 08 DEGREES 58 MINUTES 44 SECONDS EAST ALONG THE WEST LINE OF NEW TOWNE DRIVE AND THE SOUTHERLY EXTENSION OF SAID LINE A DISTANCE OF 528.40 FEET; THENCE SOUTH 81 DEGREES 38 MINUTES 30 SECONDS WEST A DISTANCE OF 587.93 FEET TO A POINT ON THE EAST LINE OF LOT 17 AS DESIGNATED UPON PLAT NO. 1 OF EDGEWOOD VIEW SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE PLAT OF WHICH IS RECORDED IN BOOK 31 OF PLATS ON PAGE 120 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS, SAID POINT BEING A DISTANCE OF 899.28 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 2 OF SAID PLAT NO. 1 OF EDGEWOOD VIEW SUBDIVISION; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF PLAT NO. 1 OF EDGEWOOD VIEW SUBDIVISION AND PLAT NO. 3 OF EDGEWOOD VIEW SUBDIVISION, A DISTANCE OF 350.54 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THE PLAT OF NEW TOWNE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE PLAT OF WHICH IS RECORDED IN BOOK 41 OF PLATS ON PAGE 58A IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS, EXCEPTING THEREFROM PLAT NO. 2 OF NEW TOWNE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE PLAT OF WHICH IS RECORDED IN BOOK 44 OF PLATS ON PAGE 88A IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS, SITUATED IN THE COUNTY OF WINNEBAGO AND THE STATE OF ILLINOIS;

ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 44 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 5 AS DESIGNATED UPON THE PLAT OF HY-KIT WENDY ACRES, THE PLAT OF WHICH IS RECORDED IN BOOK 36 OF PLATS ON PAGE 82 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS; THENCE SOUTH 03 DEGREES 47 MINUTES 11 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 5 AND ALONG THE WEST LINE OF PLAT NO. 2 OF HY-KIT WENDY ACRES, THE PLAT OF WHICH IS RECORDED IN BOOK 36 OF PLATS ON PAGE 83A IN SAID RECORDER'S OFFICE AND ALONG THE WEST LINE OF PLAT NO. 7A OF GREGORY HEIGHTS, THE PLAT OF WHICH IS RECORDED IN BOOK 31 OF PLATS ON PAGE 140 IN SAID RECORDER'S OFFICE A DISTANCE OF 855.38 FEET TO THE SOUTHWEST CORNER OF LOT 165 AS DESIGNATED UPON SAID PLAT NO. 7A OF GREGORY HEIGHTS; (THE FOLLOWING 5 CALLS ARE ALL ALONG THE NORTHERLY AND EASTERLY LINES OF NEW TOWNE DRIVE AS NOW Laid OUT AND USED) THENCE SOUTH 89 DEGREES 14 MINUTES 44 SECONDS WEST, A DISTANCE OF 145.95 FEET (147.0 FEET PLAT); THENCE NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 170.0 FEET AND WHOSE CENTER LIES TO THE NORTHEAST, AN ARC DISTANCE OF 267.01 FEET; THE CHORD ACROSS THE LAST DESCRIBED CURVE BEARS NORTH 45 DEGREES 45 MINUTES 53 SECONDS WEST 240.40 FEET (246.42 FEET PLAT); THENCE NORTH 00 DEGREES 00 MINUTES 24 SECONDS WEST, A DISTANCE OF 216.33 FEET (216.17 FEET PLAT); THENCE NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 530.0 FEET AND WHOSE CENTER LIES TO THE WEST, AN ARC DISTANCE OF 83.19 FEET; THE CHORD ACROSS THE LAST DESCRIBED CURVE BEARS NORTH 05 DEGREES 20 MINUTES 01 SECONDS WEST 83.11 FEET (83.26 FEET PLAT); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 334.45 FEET TO THE SOUTHWEST CORNER OF LOT 4 AS DESIGNATED UPON THE PLAT OF NEW TOWNE SUBDIVISION, THE PLAT OF WHICH IS RECORDED IN BOOK 39 OF PLATS ON PAGE 190A IN SAID RECORDER'S OFFICE; THENCE NORTH 80 DEGREES 46 MINUTES 31 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 379.90 FEET (380.00 FEET PLAT) TO THE POINT OF BEGINNING; SITUATED IN THE CITY OF ROCKFORD, THE COUNTY OF WINNEBAGO AND THE STATE OF ILLINOIS; CONTAINING 6.167 ACRES, MORE OR LESS.

TO: GORMAN CORPORATION AND THE CORPORATION FOR SUPPORTING HOUSING, ITS SUCCESSORS AND/OR ASSIGNS; SUPPORTING HOUSING SOLUTIONS FUND LLC; METROPOLITAN INSURANCE AGENCY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM (AND) TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 8 AND 11A OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 4, 2014. THIS SURVEY WAS MADE OF THE ABOVE DESCRIBED PROPERTY ORIGINALLY AT THE REQUEST OF GORMAN CORPORATION AND UPDATED BY THE ROCKFORD HOUSING AUTHORITY. DIMENSIONS ARE GIVEN IN FEET AND DECIMALS OF A FOOT, UNLESS OTHERWISE SPECIFIED.

DATED THIS 29TH DAY OF APRIL, 2015; ROCKFORD, ILLINOIS

BY: DANIEL L. KASTEN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3133 (EXP. 11/30/16)



SURVEY NOTES

Bearings shown hereon are based on the Illinois Coordinate System NAD 83 - West Zone

Elevations shown hereon are based on NAVD 89 datum

This survey was based on title report provided by Metropolitan Title Agency Commitment No. 150602, dated March 3, 2015.

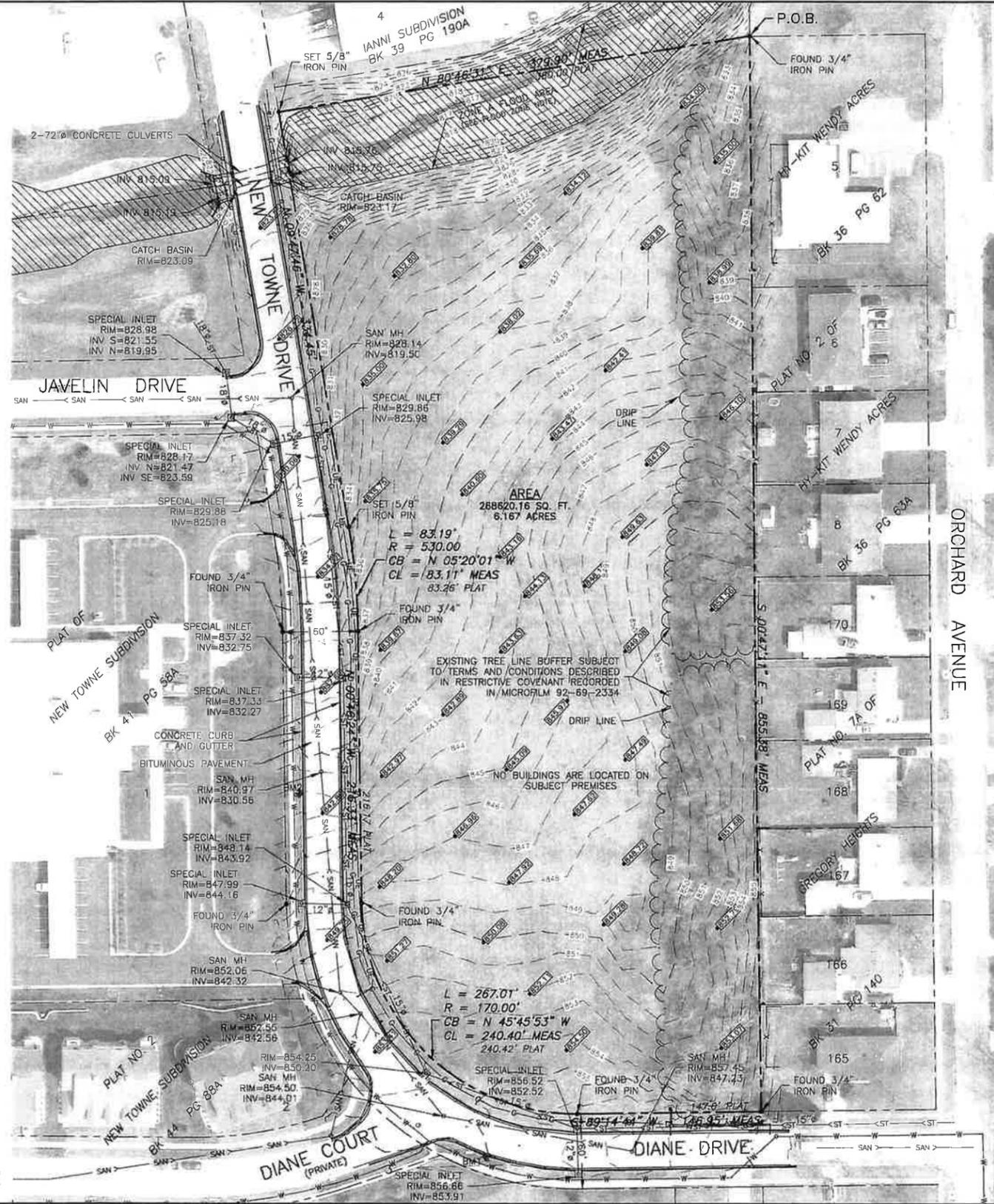
The dimensions and locations of utility facilities as shown on these plans are taken from record information, are an estimate for design purposes only, and are not intended for use as field locations for construction.

Call J.U.L.I.E. (800-892-0123) 48 hours prior to construction for confirmation of current facility locations.

Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities which may affect the use or development of this tract.

FLOOD ZONE NOTE

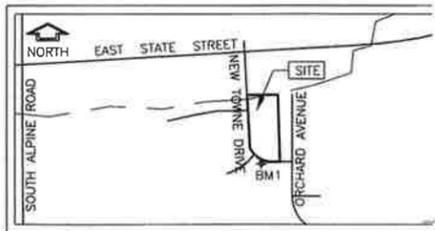
The property shown hereon is located in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) and Zone A (special flood hazard areas subject to inundation by the 1% annual chance flood) as designated upon the Firm Flood Insurance Rate Map for Winnebago County, Illinois and incorporated areas, map number 17201C0269D, effective date September 5, 2006 of the Federal Emergency Management Agency.



LEGEND

EXISTING R.O.W.	RIGHT-OF-WAY LINE
---	PROPERTY LINE
---	CENTERLINE
---	SETBACK LINE
---	FLOOD ZONE
---	CURB AND GUTTER
---	BUILDING
---	WATER MAIN
---	WATER SERVICE
○	FIRE HYDRANT
×	WATER VALVE WITH BOX
M	WATER METER
ST	STORM SEWER
⊙	STORM MANHOLE
⊕	STORM SEWER INLET
c	CABLE TV RISER PEDESTAL
OU	OVERHEAD UTILITY
UE	UNDERGROUND ELECTRIC
T	UNDERGROUND TELEPHONE
⊕	TELEPHONE RISER PEDESTAL
⊕	LIGHT POLE
⊕	UTILITY POLE
C	GAS MAIN
M	GAS METER
X	GAS VALVE
SAN	SANITARY SEWER
⊙	SANITARY MANHOLE
□	EXISTING BITUMINOUS PAVEMENT
▽	EXISTING SPOT GRADE ELEVATION
▽	ELEVATION AT BACK OF CURB

NAV088
BM1 = NORTH BOLT ON FLANGE OF FIRE HYDRANT LOCATED EAST OF DIANE COURT ON THE SOUTH SIDE OF NEW TOWNE DRIVE. ELEV 857.59
BM2 = "0" IN OPEN ON FLANGE OF FIRE HYDRANT LOCATED 325± SOUTH OF JAVELIN DRIVE AND ON THE WEST SIDE OF NEW TOWNE DRIVE. ELEV=844.28



KEY MAP



SCALE: 1" = 50'



FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525
© 2014 FEHR GRAHAM

OWNER/DEVELOPER:
ROCKFORD HOUSING AUTHORITY
223 SOUTH WINNEBAGO STREET
ROCKFORD, ILLINOIS 61102

PROJECT AND LOCATION:
NEW TOWNE VILLAGE
NEW TOWNE DRIVE,
ROCKFORD, ILLINOIS

DRAWN BY: JMP
APPROVED BY: DLK
DATE: 04/29/2015
SCALE: 1"=50'

REV. NO.	DESCRIPTION	DATE

DRAWING:
ALTA/ACSM
LAND TITLE SURVEY
©2015/1515-11415-114 ALTA Survey, Layout

Sheet Title
SITE SURVEY

JOB NUM
15-41

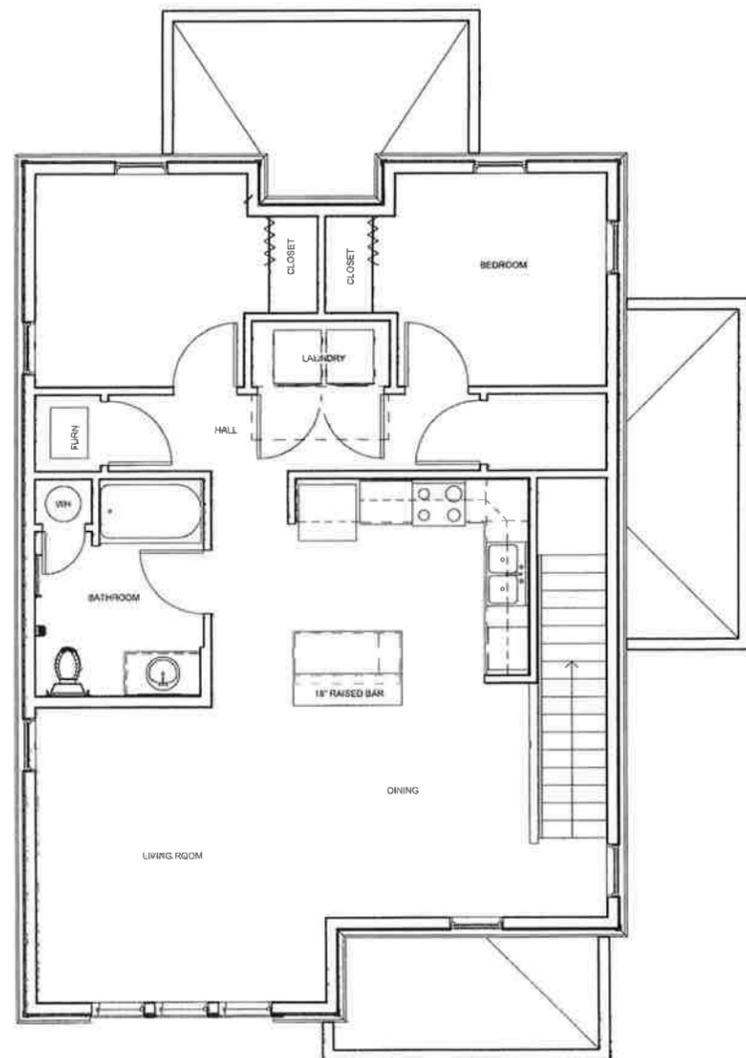
SHEET NUM
1 of

NEW TOWNE
 South New Towne Drive & Diane
 Court, Rockford, IL 61108

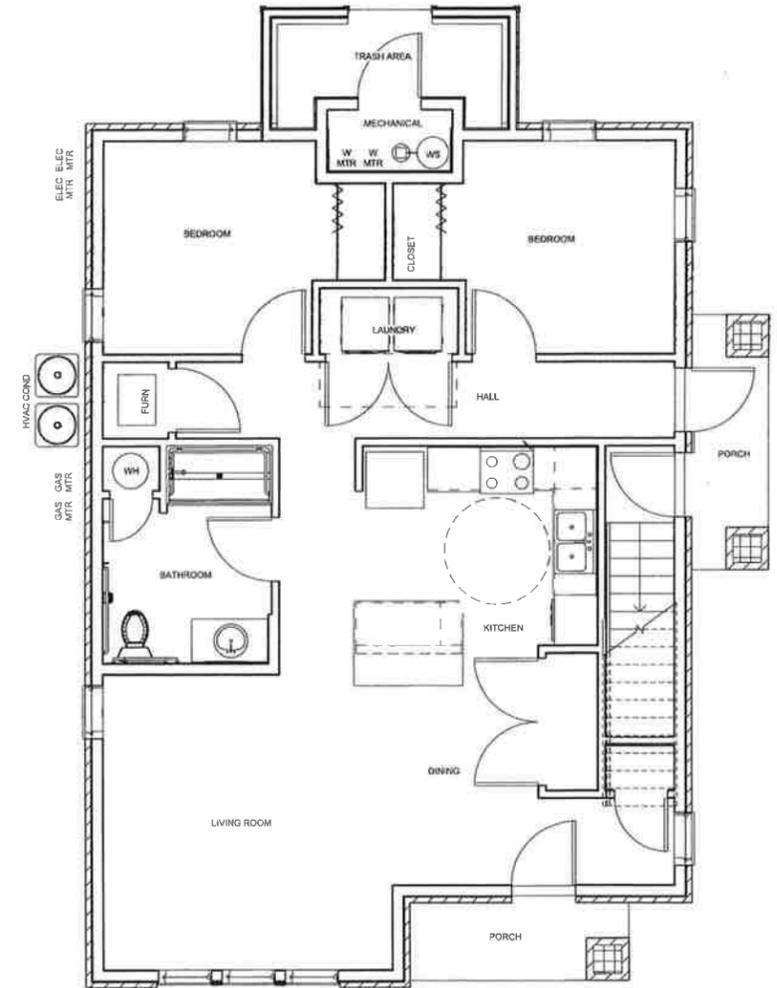
Project No.	Project Number
Plot Date	6/18/2015 11:00:00 PM
Drawn by:	
Date	Issue Description

Sheet Title
CONCEPT DUPLEX PLAN

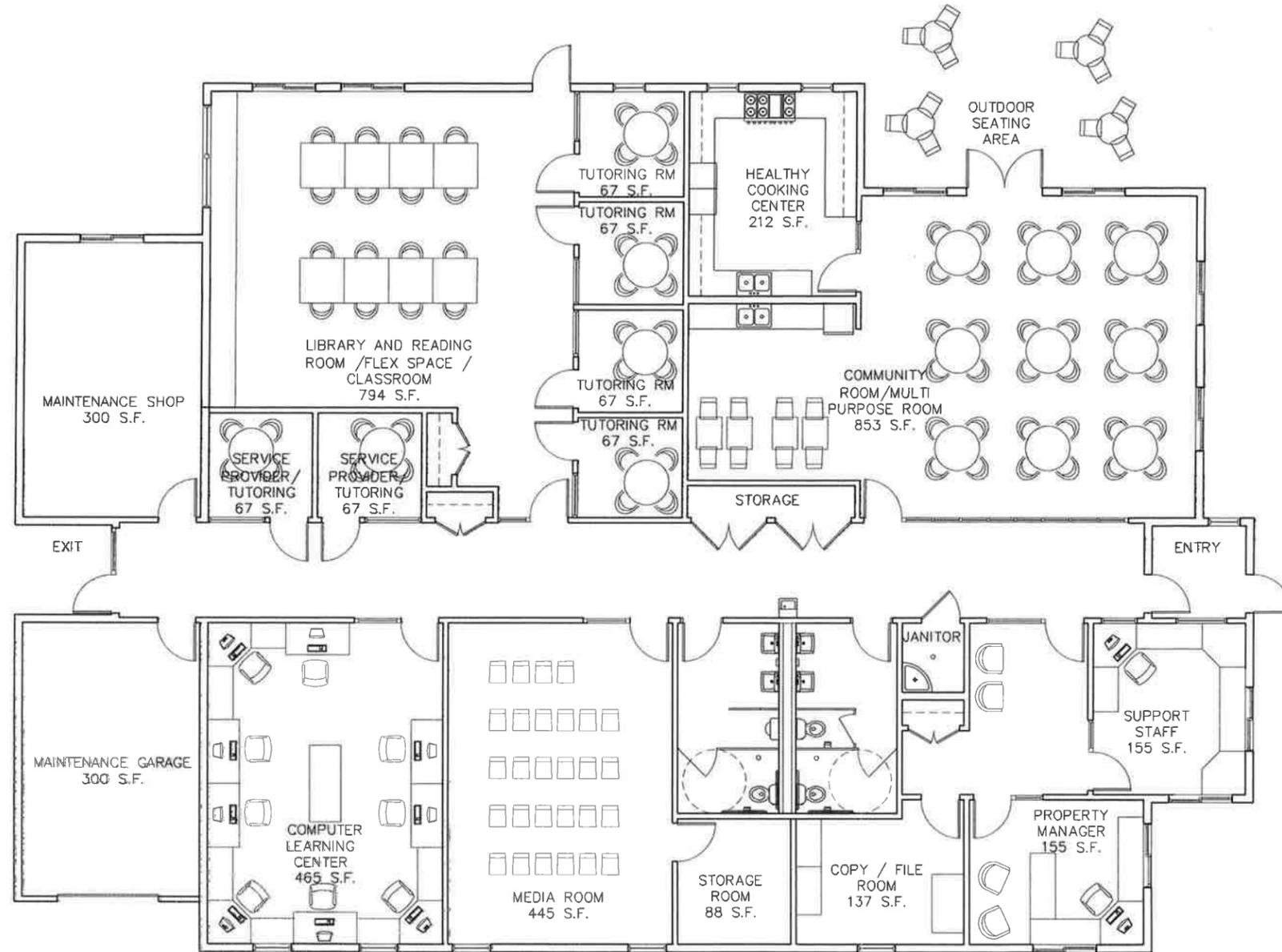
Sheet No.
A100



2 BUILDING 2 & 8 - SECOND FLOOR
 SCALE: 1/4" = 1'-0"



1 BUILDING 2 & 8 - FIRST FLOOR
 SCALE: 1/4" = 1'-0"



INTERIOR ROOM FINISHES

1. ALL FLOOR FINISHES TO BE VINYL PLANK WITH PAINTED WOOD BASE.
2. BATHROOM TO HAVE CERAMIC TILE FLOOR AND BASE.
3. ALL WALLS AND CEILINGS ARE TO BE PAINTED DRYWALL.
4. KITCHENS TO HAVE WOOD FACED CABINETS WITH A PLASTIC LAMINATE COUNTERTOP.

AMENITY NOTE: MIN. OF 1 COMPUTER PER 10 UNITS = 7 MIN.

FREESTANDING COMMUNITY BUILDING/OFFICE 5,900 S.F.

1 FLOOR PLAN - COMMUNITY BUILDING
SCALE: 3/16" = 1'-0"

NEW TOWNE
South New Towne Drive & Diane Court, Rockford, IL 61108

Project No.	Project Number
Plot Date	6/18/2015 12:00:00 PM
Drawn by:	
Date	Issue Description

Sheet Title
COMMUNITY BUILDING PLAN

Sheet No.
A101



3 BEDROOM ROWHOUSE



3 BEDROOM ROWHOUSE



2 BEDROOM DUPLEX



2 BEDROOM DUPLEX



3 BEDROOM APARTMENTS

NEW TOWNE

South New Towne Drive &
Diane Court, Rockford, IL 61108

Project No. _____ Project Number
Plot Date: 6/18/2015 12:23 PM
Drawn by: _____

Date _____ Issue Description _____

Sheet Title
ELEVATIONS

Sheet No.
A200