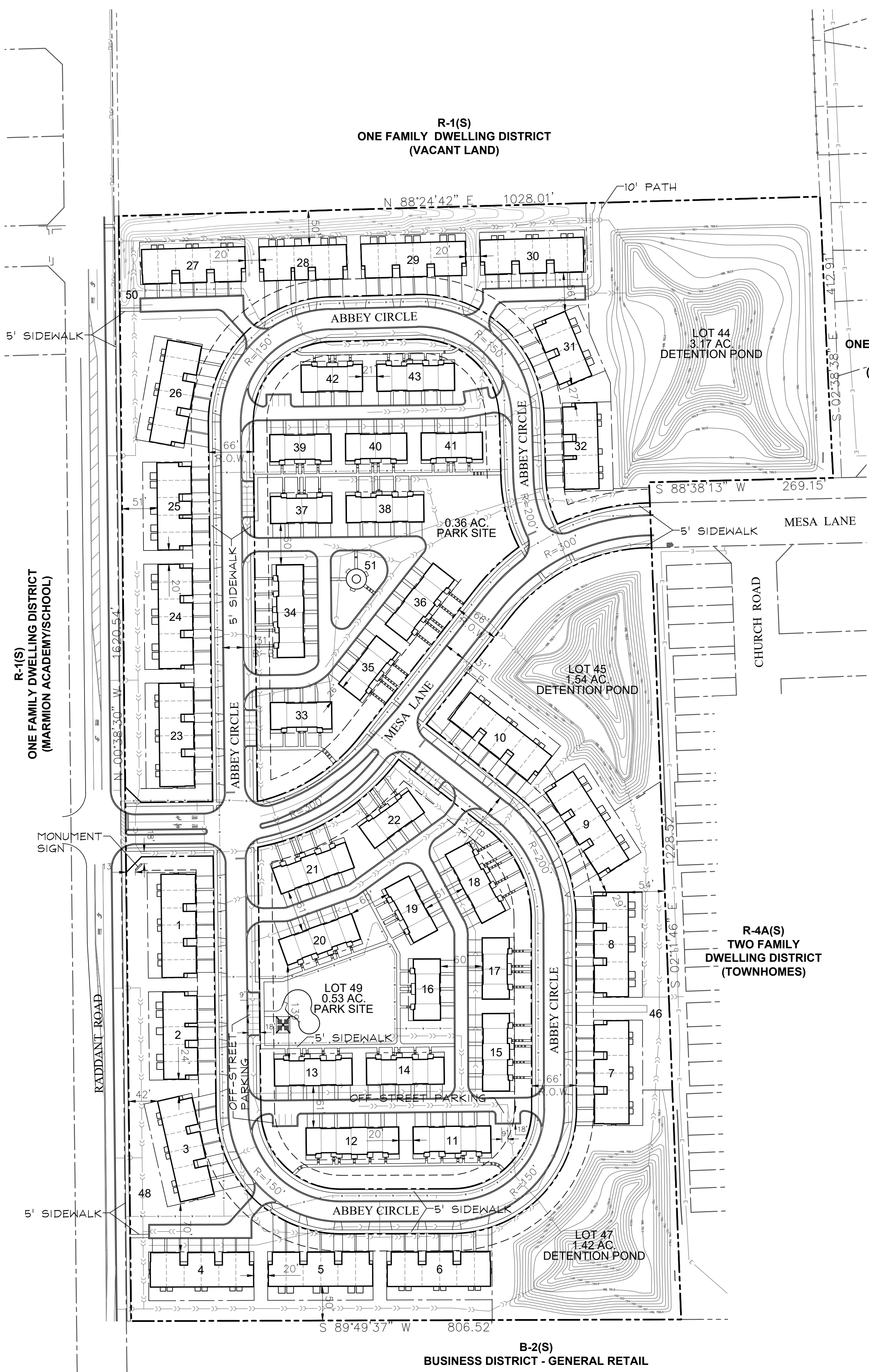


FINAL PLAN FOR ABBEY MEADOWS

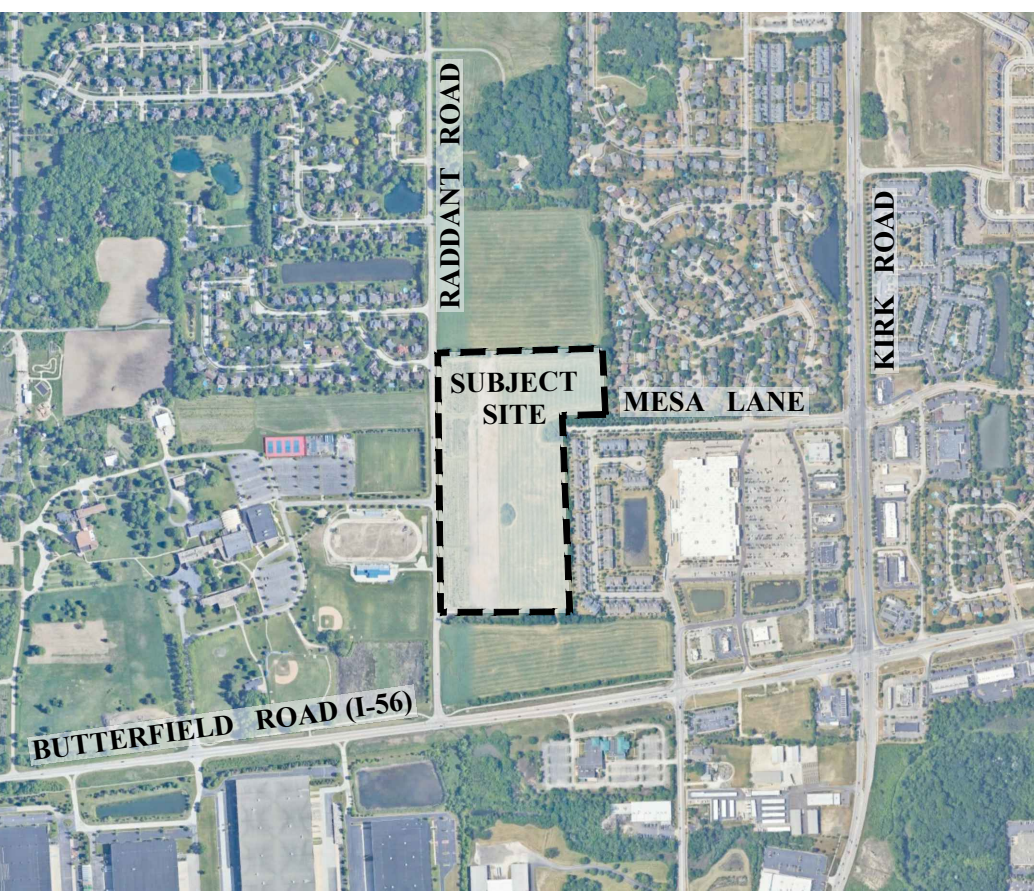


LEGEND

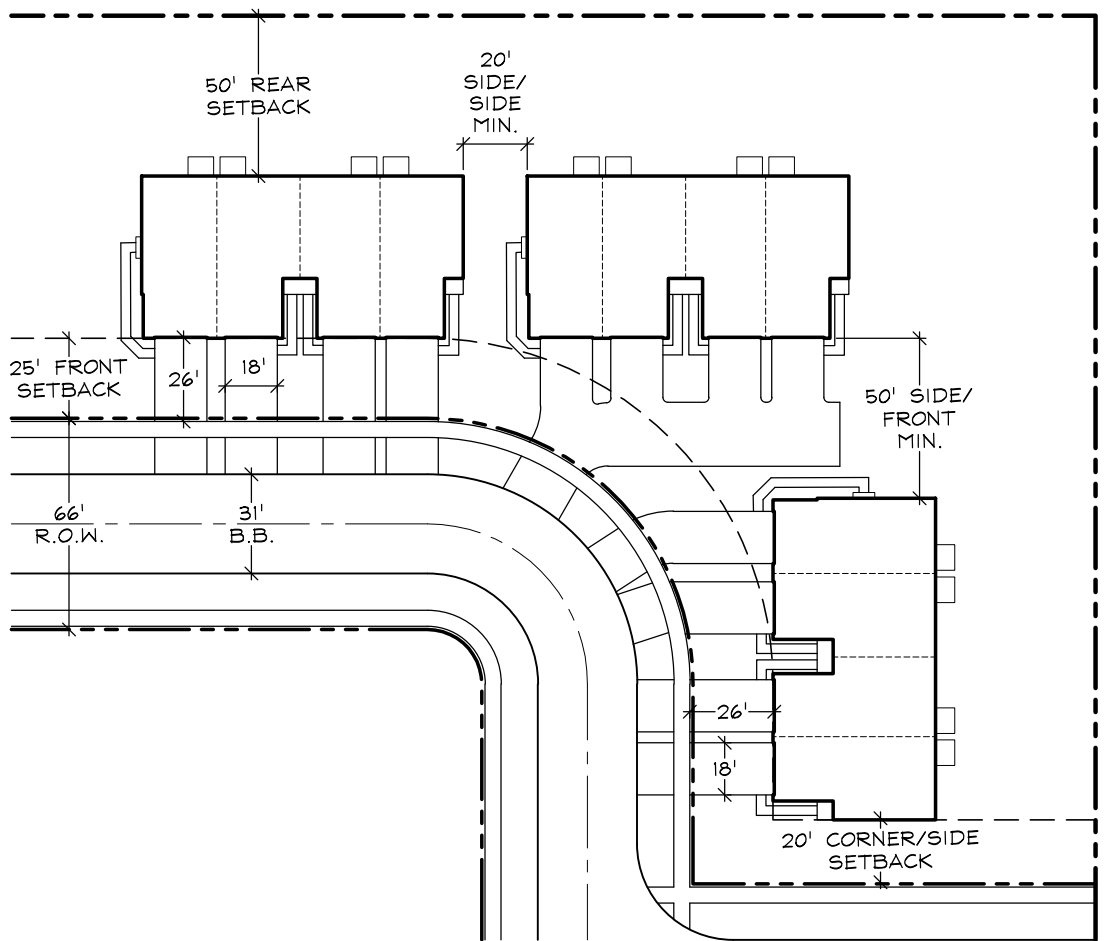
- BOUNDARY
- PROPERTY LINE
- CENTERLINE
- R.O.W. LINE
- SETBACK LINE
- EASEMENT LINE
- CONTOUR
- STORM SEWER
- SANITARY SEWER
- WATER MAIN
- ELECTRIC
- TELECOM
- OVERHEAD WIRE
- FENCE

SYMBOL LEGEND

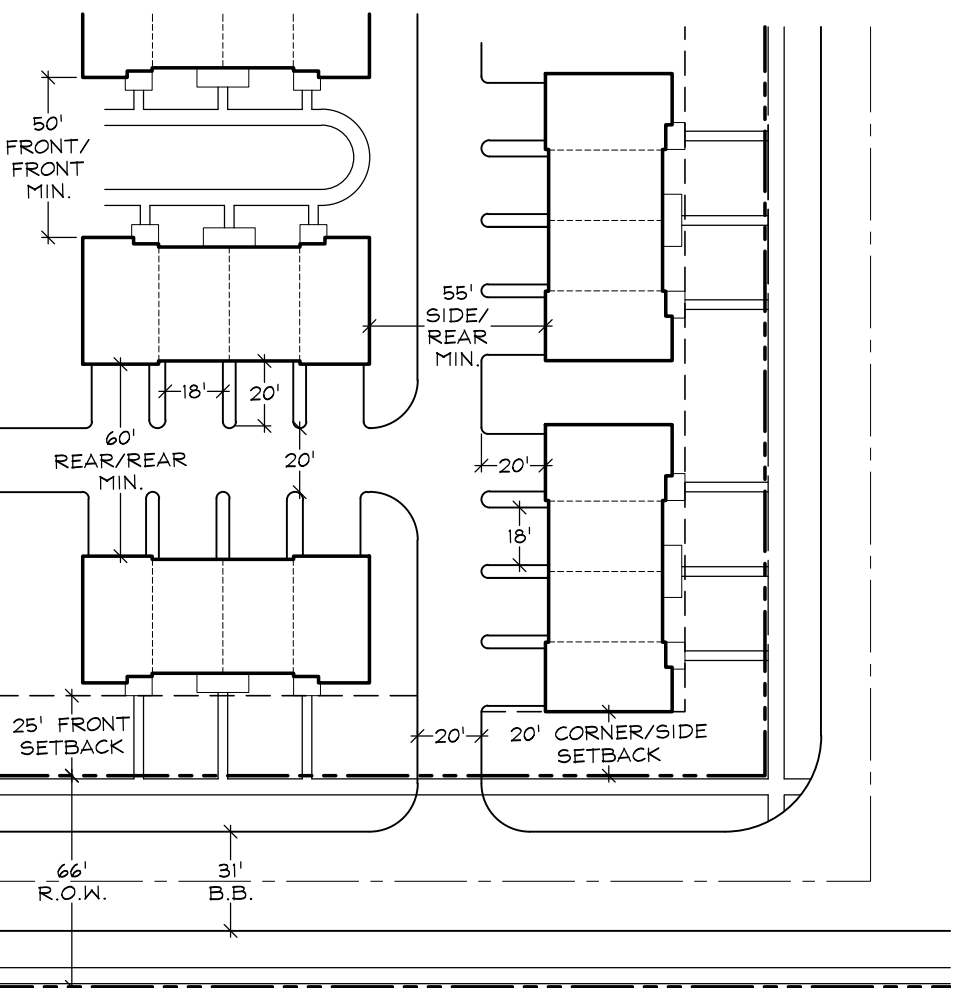
- | EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|----------------------|
| ○ | ○ | MANHOLE |
| □ | □ | CATCH BASIN |
| ▽ | ▽ | INLET |
| — | — | END SECTION |
| ⊗ | ⊗ | VALVE & BOX |
| ⊙ | ⊙ | WATER VALVE IN VAULT |
| ⋈ | ⋈ | FIRE HYDRANT |
| ⋈ | ⋈ | ELEVATIONS |
| ⋈ | ⋈ | STREET LIGHT |
| ⋈ | ⋈ | RIP-RAP |



LOCATION MAP
SCALE: 1"=1200'



TYPICAL TRADITIONAL TOWNHOME
SCALE: 1"=60' (SETBACKS AND SEPARATIONS)



TYPICAL URBAN TOWNHOME
SCALE: 1"=60' (SETBACKS AND SEPARATIONS)

Development Data Table: Final Plan

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 12-35-400-004			j) Total Number of Residential Dwelling Units	220	units
			i. Gross Density	6.90	du/acre
			k) Number of Single Family Dwelling Units	0	units
			i. Gross Density	0.00	du/acre
b) Proposed land use(s): Single Family Attached Townhomes			iii. Unit Square Footage (average)	0	square feet
			iv. Bedroom Mix	0%	% 1 bdr
c) Total Property Size	31.8823691	Acres		0%	% 2 bdr
	1388796	Square feet		0%	% 3 bdr
d) Total Lot Coverage (buildings and pavement)	554520	Square feet		0%	% 4 bdr
	40%	Percent	v. Number of Single Family Corner Lots	0	units
e) Open space / landscaping	834276	Square feet	i) Number of Single Family Attached Dwelling Units	220	units
	60%	Percent	i. Gross Density	6.90	du/acre
f) Land to be dedicated to the School District	0	Acres			
g) Land to be dedicated to the Park District	0	Acres	iii. Unit Square Footage (average)	1800	square feet
h) Number of parking spaces provided (individually accessible)	480	spaces	iv. Bedroom Mix	0%	% 1 bdr
i. surface parking lot	40	spaces		0%	% 2 bdr
perpendicular	40	spaces		100%	% 3 bdr
parallel	0	spaces		0%	% 4 bdr
angled	0	spaces	m) Number of Multifamily Dwelling Units	0	units
handicapped	0	spaces	i. Gross Density	0.00	du/acre
ii. enclosed	440	spaces			
iii. bike	0	racks	iii. Unit Square Footage (average)	0	square feet
i) Number of buildings	43		iv. Bedroom Mix	0%	Efficiency
i. Number of stories	0	stories		0%	% 1 bdr
ii. Building Square Footage (typical)	0	square feet		0%	% 2 bdr
iii. Square Footage of retail floor area	0	square feet		0%	% 3 bdr
iv. First Floor Building Square Footage (typical)	0	square feet			

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ABBEE MEADOWS
AURORA, ILLINOIS
FINAL PLAN FOR ABBEE MEADOWS

1
REVISIONS

DATE 03.27.2025
PROJECT NO. LN24199
DRAWN ZML
CHECKED REO
SHEET NO.

SP1.1