



LOCATION MAP

REDWOOD OF AURORA W. INDIAN TRAIL ROAD

PARCEL DESCRIPTION

PARCEL 2:
THAT PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF RANDALL ROAD ESTATES, AS THE SAME IS SHOWN BY A PLAT RECORDED IN PLAT BOOK 28 AT PAGE 30 OF THE RECORDS OF THE RECORDER OF KANE COUNTY, ILLINOIS, FOR THE POINT OF BEGINNING, THENCE NORTH 0 DEGREES 01 MINUTES 12 SECONDS WEST ALONG THE EAST LINE OF SAID RANDALL ROAD ESTATES, 877.41 FEET TO A POINT ON THE EAST LINE OF LOT 12 OF SAID RANDALL ROAD ESTATES, SAID POINT BEING EQUIDISTANT FROM THE NORTHEAST AND SOUTHEAST CORNERS OF SAID LOT 12, THENCE NORTH 89 DEGREES 14 MINUTES 18 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4 1/4, 1535.75 FEET TO A POINT ON A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 1/4 AND 740.97 FEET NORMALLY DISTANT WESTERLY THEREFROM, THENCE SOUTH 0 DEGREES 01 MINUTES 07 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 1/4, 1094.82 FEET TO THE SOUTH LINE OF SAID SOUTHEAST 1/4, THENCE SOUTH 89 DEGREES 14 MINUTES 18 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 1/4, 1143.4 FEET TO THE EAST LINE OF PROPERTY OWNED BY THE CITY OF AURORA, THENCE NORTH 0 DEGREES 01 MINUTES 12 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 AND ALONG THE EAST LINE OF THE PROPERTY OWNED BY THE CITY OF AURORA 217.7 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY, THENCE SOUTH 89 DEGREES 14 MINUTES 18 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4, BEING ALSO ALONG THE NORTH LINE OF THE PROPERTY OWNED BY THE CITY OF AURORA AND ALONG THE NORTH LINE OF PROPERTY OWNED BY THE COMMONWEALTH EDISON COMPANY 377.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE CITY OF AURORA BY DEED RECORDED AS DOCUMENT 2019070083 DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 OF RANDALL ROAD ESTATES, THENCE SOUTHERLY ALONG THE EAST LINE OF RANDALL ROAD ESTATES EXTENDED TO THE SOUTH LINE OF SECTION 8, THENCE EASTERLY ALONG SAID SOUTH LINE OF SECTION 8 A DISTANCE OF 177.00 FEET, THENCE NORTHERLY ALONG THE EAST LINE OF COMMONWEALTH EDISON COMPANY PROPERTY A DISTANCE OF 217.70 FEET FOR THE POINT OF BEGINNING, THENCE CONTINUING NORTHERLY ALONG THE LAST DESCRIBED COURSE 35.00 FEET, THENCE EASTERLY ALONG A LINE WHICH IS PARALLEL WITH SAID SOUTH LINE OF SECTION 8 A DISTANCE OF 220.00 FEET, THENCE SOUTHERLY AND PARALLEL WITH SAID EAST LINE OF COMMONWEALTH EDISON COMPANY PROPERTY 202.70 FEET TO THE NORTH LINE OF INDIAN TRAIL ROAD, THENCE WESTERLY ALONG SAID NORTH LINE OF INDIAN TRAIL ROAD AND PARALLEL WITH SAID SOUTH LINE OF SECTION 8 A DISTANCE OF 20.00 FEET TO A POINT THAT IS 200.00 FEET EAST OF THE EAST LINE OF SAID COMMONWEALTH EDISON COMPANY PROPERTY, AS MEASURED ALONG SAID NORTH LINE OF INDIAN TRAIL ROAD, THENCE NORTHERLY AND PARALLEL WITH SAID EAST LINE OF COMMONWEALTH EDISON COMPANY PROPERTY 167.70 FEET, THENCE WESTERLY AND PARALLEL WITH SAID SOUTH LINE OF SECTION 8 A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

ALSO EXCEPTING FROM SAID PARCELS 1 AND 2 THAT PART DEDICATED TO THE CITY OF AURORA BY DEDICATION RECORDED FEBRUARY 11, 2003 AS DOCUMENT 2003K026053

SITE DATA:

GROSS LOT AREA:	38.03 ± ACRES
INDIAN TRAIL R.O.W.:	1.29 ± ACRES
NET AREA:	34.74 ± ACRES
UNITS:	198 TOTAL UNITS
UNIT BREAKDOWN:	82 - FORESTWOOD UNITS (26.3%) 30 - MEADOWWOOD UNITS (14.6%) 15 - CAPEWOOD UNITS (8.1%) 58 - WILLOWWOOD UNITS (29.3%) 24 - HAYDENWOOD UNITS (12.1%) 21 - BREEZEWOOD UNITS (10.6%) 198 TOTAL UNITS* = 5.50 UNITS PER ACRE
PHASE 1:	26.48 ACRES 27 - FORESTWOOD UNITS (20.9%) 17 - MEADOWWOOD UNITS (13.2%) 6 - CAPEWOOD UNITS (4.7%) 45 - WILLOWWOOD UNITS (34.9%) 24 - HAYDENWOOD UNITS (18.8%) 10 - BREEZEWOOD UNITS (7.8%) 129 TOTAL UNITS* = 7.43 UNITS PER ACRE
PHASE 2:	9.55 ACRES 25 - FORESTWOOD UNITS (26.2%) 13 - MEADOWWOOD UNITS (17.5%) 9 - CAPEWOOD UNITS (14.5%) 11 - WILLOWWOOD UNITS (15.9%) 10 - HAYDENWOOD UNITS (13.6%) 11 - BREEZEWOOD UNITS (15.9%) 89 TOTAL UNITS* = 7.32 UNITS PER ACRE
BUILDING SETBACK:	SIDE TO SIDE 20 FT. REAR TO SIDE 40 FT. REAR TO REAR 45 FT. FRONT TO SIDE 60 FT.
PARKING:	PROVIDED GARAGE 398 DRIVEWAY 398 COMMUNITY PARKING 73 TOTAL 867
LOT COVERAGE:	15.73 AC. 45.3% OF TOTAL
OPEN SPACE:	19.01 AC. 54.7% OF TOTAL
CURBSIDE PICK-UP FOR GARBAGE:	
BLANKET EASEMENT AREA:	22.05 ± ACRES

DEVELOPMENT DATA TABLE: PRELIMINARY PLAN		
Description	Value	Unit
A. TAX PARCEL IDENTIFICATION NUMBER(S) (Pins):	15--08--400--049	
B. PROPOSED LAND USE(S):	34.74 Ac. / 1,513,607 S.F.	SINGLE FAMILY ATTACHED
C. TOTAL PROPERTY SIZE:	685,516 S.F. / 45.3%	
D. TOTAL LOT COVERAGE (Buildings and Pavement):	685,516 S.F. / 54.7%	
E. OPEN SPACE/LANDSCAPING:	0 Acres	
F. LAND TO BE DEDICATED TO THE SCHOOL BOARD:	0 Acres	
G. LAND TO BE DEDICATED TO THE PARK DISTRICT:	0 Acres	
H. NUMBER OF PARKING SPACES PROVIDED (Individually Accessible):	469 Spaces	
I. NUMBER OF BUILDINGS:	50	
II. Building Square Footage (Typical):	5,210	S.F.
III. Square Footage of retail floor area	10,740	S.F.
IV. First Floor Building Square Footage (Typical)	5,210	S.F.
J. TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS:	198 Units	
I. gross density	5.50 DU / Ac.	
II. net density	5.70 Net Density	
K. NUMBER OF SINGLE FAMILY DWELLING UNITS:	0 Units	
I. gross density	0.00 DU / Ac.	
II. net density	0.00 Net Density	
III. Unit Square Footage (average)	0% 1 Bedroom	
IV. Bedroom Mix	0% 2 Bedroom	
V. Number of Single Family Corner Lots	0 Units	
L. NUMBER OF SINGLE FAMILY ATTACHED DWELLING UNITS:	198 Units	
I. gross density	5.50 DU / Ac.	
II. net density	5.70 Net Density	
III. Unit Square Footage (average)	0% 1 Bedroom	
IV. Bedroom Mix	0% 2 Bedroom	
M. NUMBER OF MULTIFAMILY DWELLING UNITS:	0 Units	
I. gross density	0.00 DU / Ac.	
II. net density	0.00 Net Density	
III. Unit Square Footage (average)	0% Efficiency	
IV. Bedroom Mix	0% 1 Bedroom	
	0% 2 Bedroom	
	0% 3 Bedroom	

OWNER:
STONER SHOPPING CENTER, INC.
A CORPORATION OF ILLINOIS
900 NORTH LAKE STREET
AURORA, IL 60506

PETITIONER:
REDWOOD USA, LLC
7007 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131
(216) 254-8425

PREPARED BY:
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DISC NO.: 848006 FILE NAME: PREOVR
DRAWN BY: JNL/DPG FLD. BK. / PG. NO.: BK./PG.
COMPLETION DATE: 04-20-2021 JOB NO.: 848.006
REVISION DATE: 07-28-2021 PER CITY REVIEW
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NOTES

LOT NUMBERING HEREON IS CONSISTENT WITH THE PREDEFINED LOT NUMBERING SCHEME FOR THE ENTIRE REDWOOD DEVELOPMENT. THERE IS NO BLOCK 1 AS REQUESTED BY CLIENT.

3/4 INCH IRON PIPE OR MAG NAIL SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

DIMENSIONS ENCLOSED WITH () ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.

ALL EASEMENTS ARE WILL BE GRANTED UNLESS OTHERWISE NOTED.

P.E. - INDICATES PUBLIC UTILITY & CITY EASEMENT WILL BE GRANTED. SEE PROVISIONS FOR DETAILS.

BLANKET GENERAL CITY EASEMENT AND UTILITY EASEMENT OVERALL LOT 1 AND LOT 2 WITH AN EXCEPTION OF THE BUILDING ENVELOPE.

BUILDING ENVELOPES WILL BE DIMENSIONED AND LOCATED AT FINAL PLAT.

EASEMENTS WILL BE GRANTED OVER STORMWATER MANAGEMENT FACILITIES AT FINAL PLAT.

LINE LEGEND	
—	SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
—	LOT LINE/PROPERTY LINE (Solid Line)
—	BUILDING LINE (Long Dashed Lines)
---	EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
---	CENTERLINE (Single Dashed Lines)
---	QUARTER SECTION LINE (Double Dashed Lines)
---	SECTION LINE (Triple Dashed Lines)
---	PHASE LINE/LOT LINE (Heavy Dashed Lines)
---	FLOODPLAIN LINE (Heaviest Dashed Lines)

ABBREVIATIONS			
N.	- NORTH	L.S.B.	- LANDSCAPE BUFFER
S.	- SOUTH	REC.	- RECORD
E.	- EAST	SEC.	- SECTION
W.	- WEST	ARC.	- ARC LENGTH
NW.	- NORTHWEST	R.	- RADIUS
DOC.	- DOCUMENT	R.O.W.	- RIGHT OF WAY
MON.	- MONUMENT	AC.	- ACRES
O	- ON LINE	S.F.	- SQUARE FEET
B.S.L.	- BACK TO BACK	1/4	- QUARTER
B.S.L.	- BUILDING SETBACK	B/C	- BACK OF CURB
E.T.B.E.	- EXCEPTION TO BLANKET EASEMENT	FIP	- FOUND IRON PIPE
		E-E	- EDGE TO EDGE

