

LOCATION MAP

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

BLANKET GENERAL CITY EASEMENT AND UTILITY EASEMENT OVERALL LOT 1 AND LOT 2 WITH

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

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

ALL EASEMENTS ARE WILL BE GRANTED UNLESS OTHERWISE NOTED.

BUILDING ENVELOPES WILL BE DIMENSIONED AND LOCATED AT FINAL PLAT.

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

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

LINE LEGEND

SUBDIVISION BOUNDARY LINE (Heavy Solid Line) _____ - LOT LINE/PROPERTY LINE (Solid Line)

P.E. - INDICATES PUBLIC UTILITY & CITY

AN EXCEPTION OF THE BUILDING ENVELOPE.

REDWOOD OF AURORA W. INDIAN TRAIL ROAD

PARCEL 2:

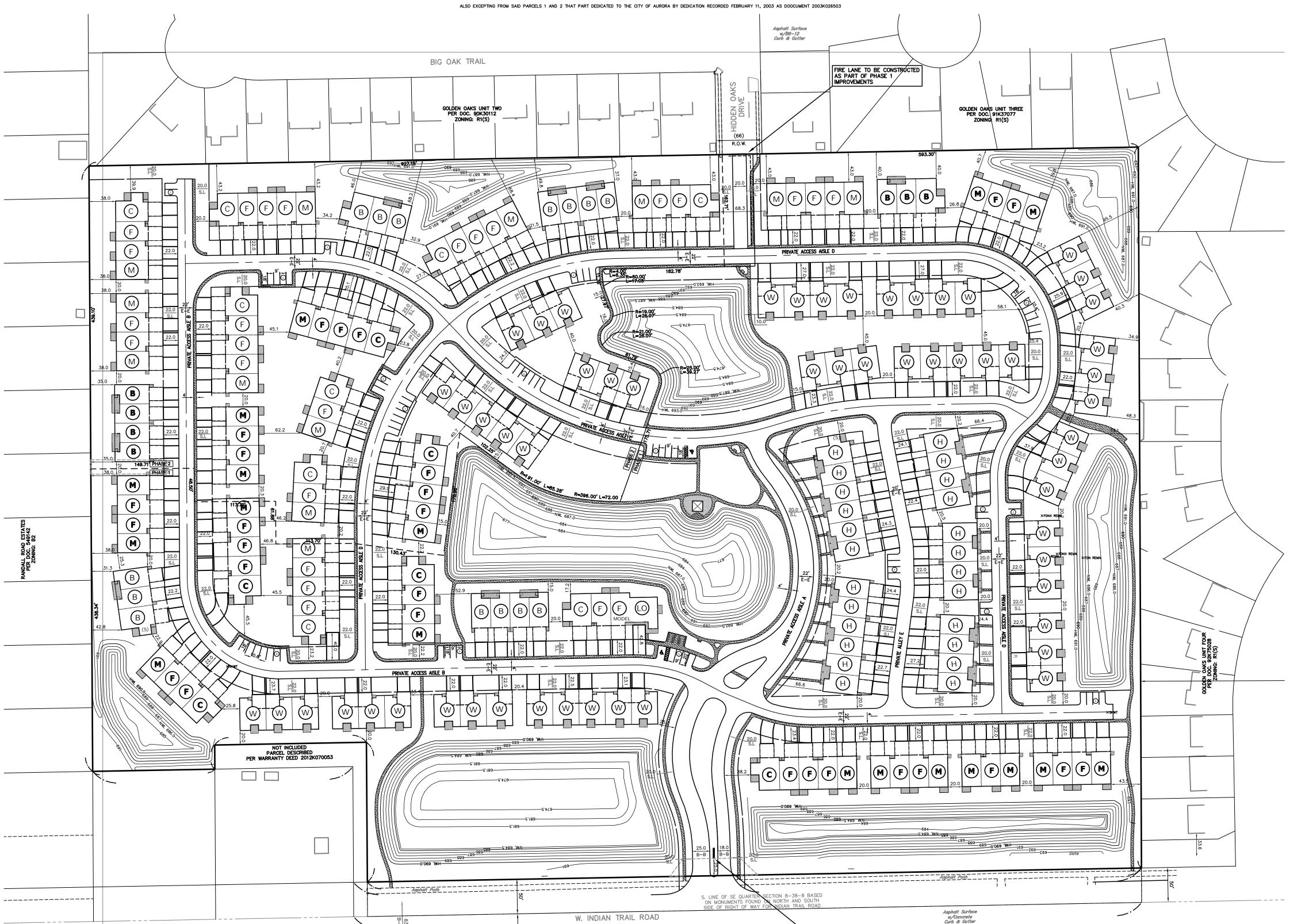
THAT PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF RANDALL ROAD ESTATES, AS THE SAME IS SHOWN BY A PLAT RECORDS OF THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 AND 740.97 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4, 1520.75 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4 AND 740.97 FEET TO THE SOUTH LINE OF SAID SOUTHEAST 1/4, 1520.75 FEET TO A POINT ON A LINE OF SAID SOUTHEAST 1/4 1094.92 FEET TO THE SOUTH LINE OF SAID SOUTHEAST 1/4 AND 740.97 FEET TO THE EAST LINE OF PROPERTY OWNED BY THE CITY OF AURORA 217.7 FEET TO THE EAST LINE OF 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, KANE COUNTY, ILLINOIS.

THE NORTH LINE OF THE PROPERTY OWNED BY THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

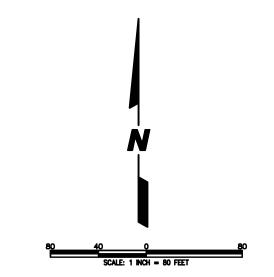
THE NORTH LINE OF THE PROPERTY OWNED BY THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE CITY OF AURORA BY DEED RECORDED AS DOCUMENT 2012K070053 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 SOUTHEAST CORNER OF LOT 1 OF RANDALL ROAD ESTATES; THENCE SOUTHERLY ALONG THE EAST LINE OF RANDALL ROAD ESTATES; THENCE SOUTHERLY ALONG THE EAST LINE OF COMMONWEALTH EDISON COMPANY PROPERTY A DISTANCE OF 22.00 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 SECTION 8 A DISTANCE OF 20.00 FEET; THENCE WESTERLY AND PARALLEL WITH SAID SOUTH LINE OF SECTION 8 A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.



5.73' HEIGHT ENTRY MONUMENT



SHEET 1 OF 1

SITE DATA:	
GROSS LOT AREA:	36.03 ± ACRES
INDIAN TRAIL R.O.W.:	1.29 ± ACRES
NET AREA:	34.74 ± ACRES
<u>UNITS</u> :	198 TOTAL UNITS
<u>UNIT BREAKDOWN</u> :	52 - FORESTWOOD UNITS (26.3%) 30 - MEADWOOD UNITS (14.6%) 15 - CAPEWOOD UNITS (8.1%) 56 - WILLOWOOD UNITS (28.3%) 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 - MEADWOOD UNITS (13.2%) 6 - CAPEWOOD UNITS (4.7%) 45 - WILLOWOOD UNITS (34.9%) 24 - HAYDENWOOD UNITS (18.6%) 10 - BREEZEWOOD UNITS (7.8%) 129 TOTAL UNITS* = 7.43 UNITS PER ACRE
PHASE 2:	9.55 ACRES 25 - FORESTWOOD UNITS (36.2%) 13 - MEADWOOD UNITS (17.5%) 9 - CAPEWOOD UNITS (14.5%) 11 - WILLOWOOD UNITS (15.9%) 00 - HAYDENWOOD UNITS (00.0%) 11 - BREEZEWOOD UNITS (15.9%) 69 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 396 DRIVEWAY 396 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 EASMENT ARE	A: 22.05 ± ACRES

Description	Value / Unit
A. TAX PARCEL IDENTIFICATION NUMBER(S) (PINs): B. PROPOSED LAND USE(S): C. TOTAL PROPERTY SIZE: D. TOTAL LOT COVERAGE (Buildings and Pavement) E. OPEN SPACE/LANDSCAPING: F. LAND TO BE DEDICATED TO THE SCHOOL BOARD: G. LAND TO BE DEDICATED TO THE PARK DISTRICT:	15-08-400-049 SINGLE FAMILY ATTACHED 34.74 Ac. / 1,513,607 S.F. 685,516 S.F. / 45.3% 828,092 S.F. / 54.7% 0 Acres 0 Acres
H. NUMBER OF PARKING SPACES PROVIDED: (Individually Accessible): i. surface parking lot perpendicular parallel angled handicapped ii. enclosed iii. bike	469 Spaces 0 Spaces 71 Spaces 0 Spaces 2 Spaces 2 Spaces 396 Spaces 0 Spaces
I. NUMBER OF BUILDINGS: i. Number of Stories ii. Building Square Footage (typical) iii. Square Footage of retail floor area iv. First Floor Building Square Footage (typical)	50 1 Story 5,210 - 10,740 S.F. 0 S.F. - S.F.
J. TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS: i. gross density ii. net density	198 Units 5.50 DU / Ac. 5.70 Net Density
K. NUMBER OF SINGLE FAMILY DWELLING UNITS: i. gross density ii. net density iii. Unit Square Footage (average) iv. Bedroom Mix v. Number of Single Family Corner Lots	0 Units 0.00 DU / Ac. 0.00 Net Density - S.F. 0% 1 Bedroom 0% 2 Bedroom 0% 3 Bedroom 0% 4 Bedroom 0 Units
L. NUMBER OF SINGLE FAMILY ATTACHED DWELLING UNITS: i. gross density ii. net density iii. Unit Square Footage (average) iv. Bedroom Mix	198 Units 5.50 DU / Ac. 5.70 Net Density - S.F. 0% 1 Bedroom 100% 2 Bedroom 0% 3 Bedroom 0% 4 Bedroom
M. NUMBER OF MULTIFAMILY DWELLING UNITS: i. gross density ii. net density iii. Unit Square Footage (average) iv. Bedroom Mix	0 Units 0.00 DU / Ac. 0.00 Net Density - S.F. 0% Efficiency 0% 1 Bedroom 0% 2 Bedroom 0% 3 Bedroom

DEVELOPMENT DATA TABLE: PRELIMINARY PLAN

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

PETITIONER:

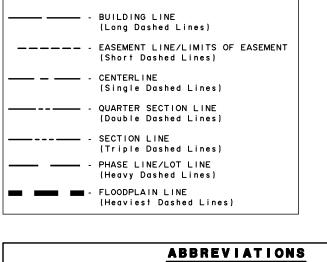
REDWOOD USA, LLC 7007 EAST PLEASANT VALLEY ROAD INDEPENDENCE, OH 44131 (216) 254-8425

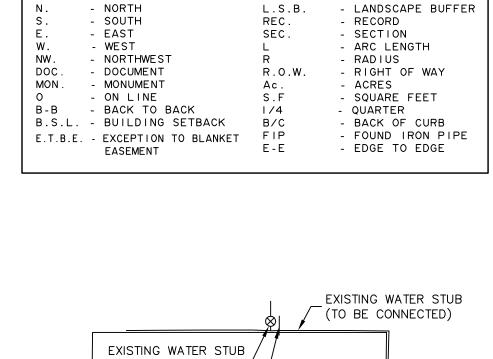


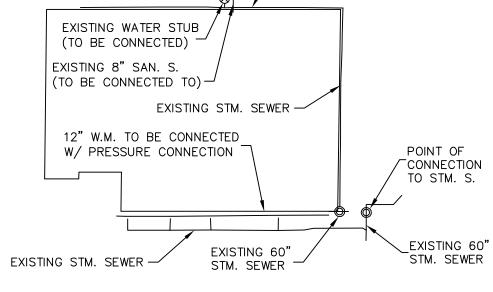


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UTILITY SCHEMATIC