

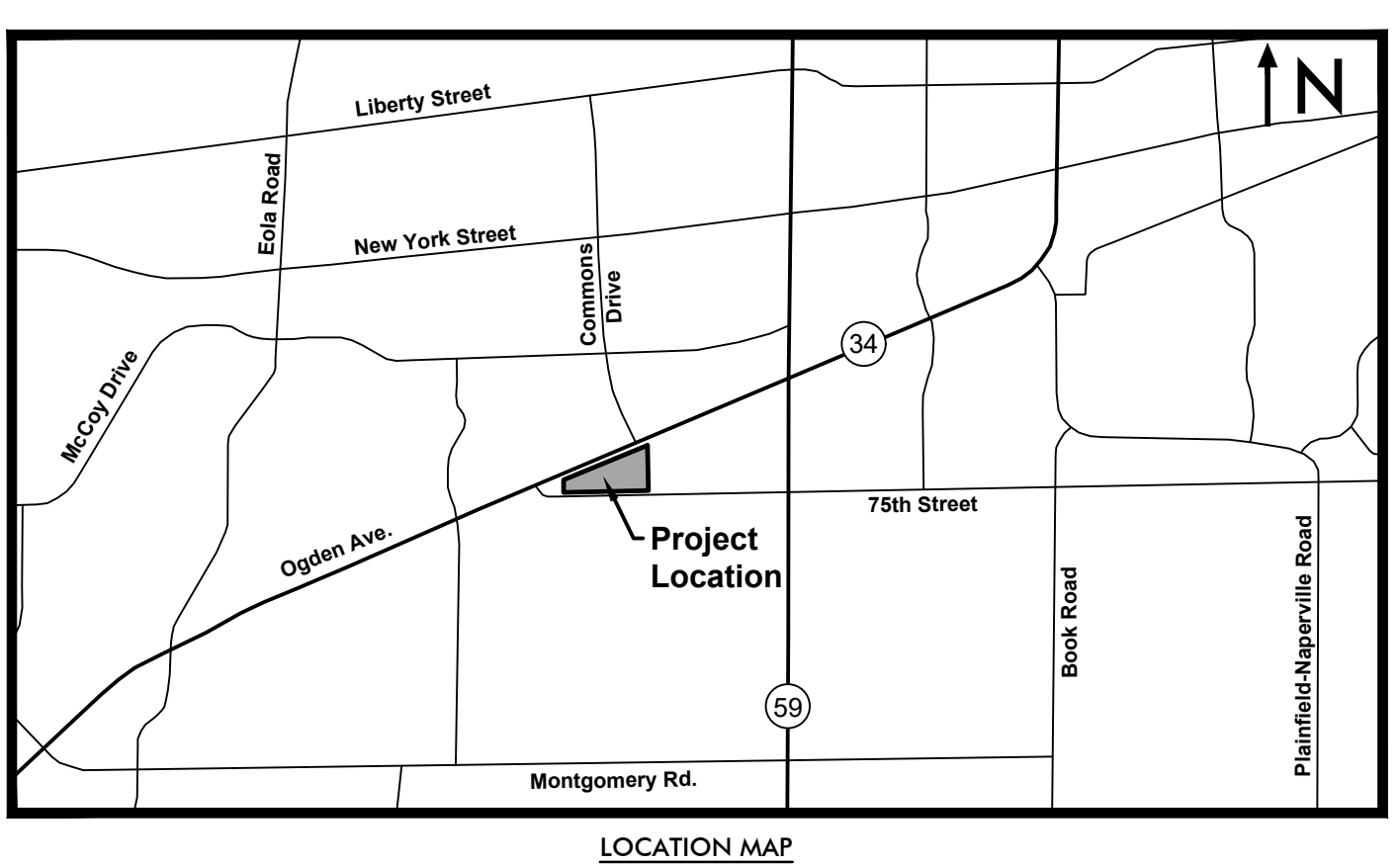
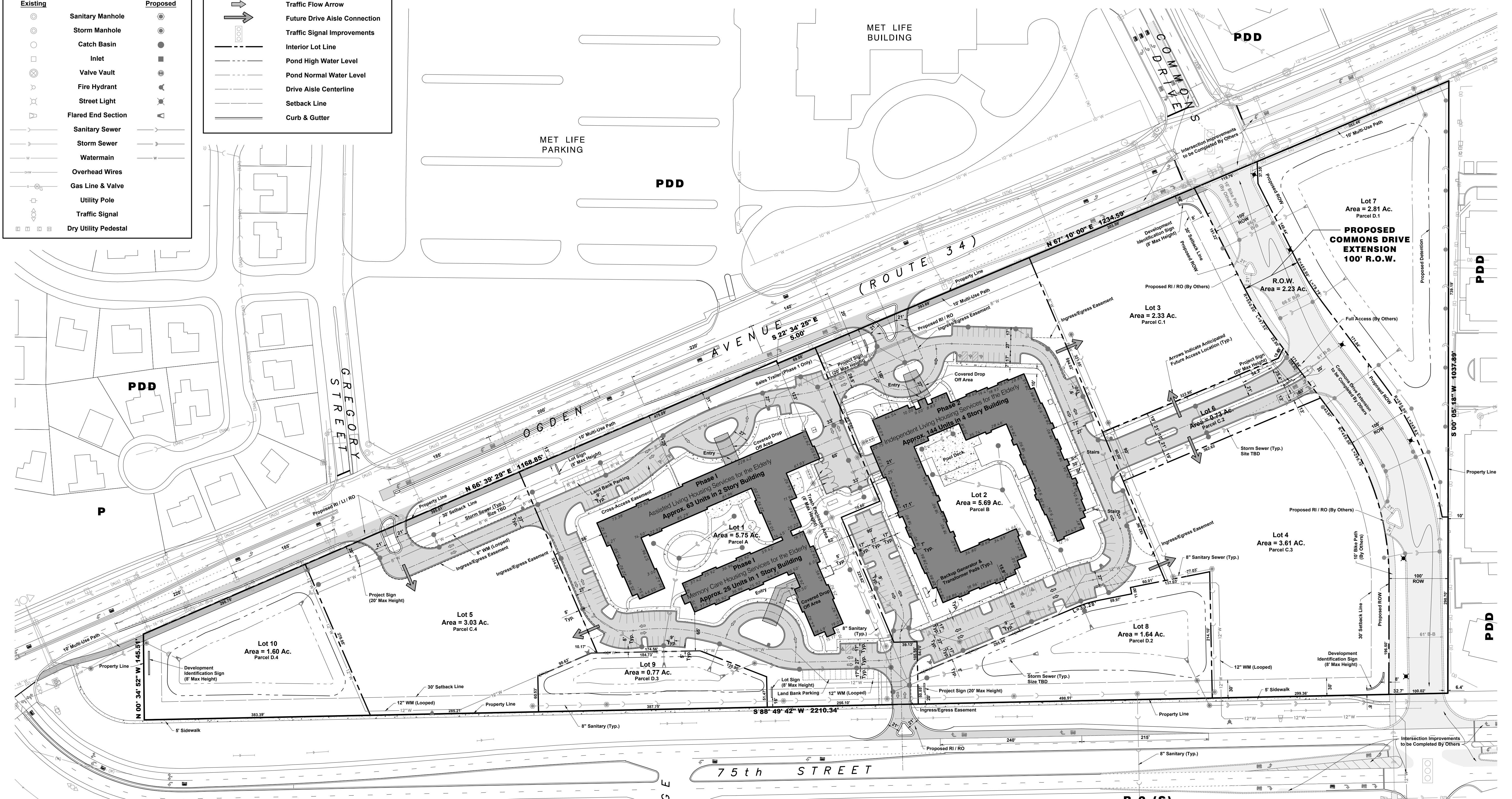
PRELIMINARY PLAN FOR MELODY TOWN CENTER

UTILITY LEGEND

Existing	Proposed

SITE LEGEND

	Traffic Flow Arrow
	Future Drive Aisle Connection
	Traffic Signal Improvements
	Interior Lot Line
	Pond High Water Level
	Pond Normal Water Level
	Drive Aisle Centerline
	Setback Line
	Curb & Gutter



B-2 (S)

Total Project Area	=	1,314,699 SF = 30.18 Ac.
Total Commercial Parcel Area	=	422,060 SF = 9.69 Ac.
Total Detention Parcel Area	=	297,082 SF = 6.82 Ac.

ASSISTED LIVING & MEMORY CARE BUILDING (LOT 1)
Development Data Table: Preliminary Plan

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 07-28-101-007; 07-28-101-008			j) Total Number of Residential Dwelling Units	88	Units (approx.)
b) Proposed land use(s): Housing Services for the Elderly			i. Gross Density	15.30	du/acre
c) Total Property Size	5.752961433	Acres	ii. Net Density	15.30	Net Density
d) Total Lot Coverage (Approx. buildings and pavement)	250,599	Square feet	k) Number of Single Family Dwelling Units	0	Units
e) Open space / landscaping (Approx.)	151,849	Square feet	i. Gross Density	0.00	du/acre
f) Land to be dedicated to the School District	0	Acres	ii. Net Density	0.00	Net Density
g) Land to be dedicated to the Park District	0	Acres	iii. Unit Square Footage (average)		Square feet
h) Number of parking spaces provided (individually accessible)	69	spaces	iv. Bedroom Mx	0%	1 bdr
i. surface parking lot	69	spaces	0%	2 bdr	
perpendicular	0	spaces	0%	3 bdr	
parallel	0	spaces	0%	4 bdr	
angled	0	spaces	0%	4 bdr	
handicapped	4	spaces	m) Number of Multifamily Dwelling Units	88	Units
enclosed	0	spaces	i. Gross Density	15.30	du/acre
bike	0	spaces	ii. Net Density	15.30	Net Density
n) Number of buildings	1		iii. Unit Square Footage (average)	300,725	square feet
i. Number of stories	2	stories	iv. Bedroom Mx	27%	Efficiency
ii. Building Square Footage (typical)	Approx. 85,000	square feet	i. Gross Density	83%	% 1 bdr
iii. Square Footage of retail floor area	0	square feet	ii. Net Density	23%	% 2 bdr
iv. First Floor Building Square Footage (typical)	Approx. 55,000	square feet	0.0%	% 3 bdr	

INDEPENDENT LIVING BUILDING (LOT 2)
Development Data Table: Preliminary Plan

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 07-28-101-007; 07-28-101-008			j) Total Number of Residential Dwelling Units	144	Units (approx.)
b) Proposed land use(s): Housing Services for the Elderly			i. Gross Density	25.32	du/acre
c) Total Property Size	5.689937557	Acres	ii. Net Density	25.32	Net Density
d) Total Lot Coverage (Approx. buildings and pavement)	247,723	Square feet	k) Number of Single Family Dwelling Units	0	Units
e) Open space / landscaping (Approx.)	166,229	Square feet	i. Gross Density	0.00	du/acre
f) Land to be dedicated to the School District	0	Acres	ii. Net Density	0.00	Net Density
g) Land to be dedicated to the Park District	0	Acres	iii. Unit Square Footage (average)		Square feet
h) Number of parking spaces provided (individually accessible)	144	spaces	iv. Bedroom Mx	0%	1 bdr
i. surface parking lot	144	spaces	0%	2 bdr	
perpendicular	139	spaces	0%	3 bdr	
parallel	0	spaces	0%	4 bdr	
angled	0	spaces	0%	4 bdr	
handicapped	5	spaces	m) Number of Multifamily Dwelling Units	144	Units
enclosed	0	spaces	i. Gross Density	25.32	du/acre
bike	0	spaces	ii. Net Density	25.32	Net Density
n) Number of buildings	1		iii. Unit Square Footage (average)	750,925	square feet
i. Number of stories	1	stories	iv. Bedroom Mx	0%	Efficiency
ii. Building Square Footage (typical)	Approx. 200,000	square feet	i. Gross Density	83%	% 1 bdr
iii. Square Footage of retail floor area	0	square feet	ii. Net Density	17%	% 2 bdr
iv. First Floor Building Square Footage (typical)	Approx. 56,000	square feet	0.0%	% 3 bdr	

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PRELIMINARY PLAN FOR MELODY TOWN CENTER
MELODY TOWN CENTER
CEDARWOOD DEVELOPMENT
CITY OF AURORA, DuPAGE COUNTY, ILLINOIS

Project Manager: J D T
Engineer: M D M
Date: 2019-06-12
Project No. 17 - 131
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