

# Site Plan 538 S. Broadway

## PLAT OF SURVEY



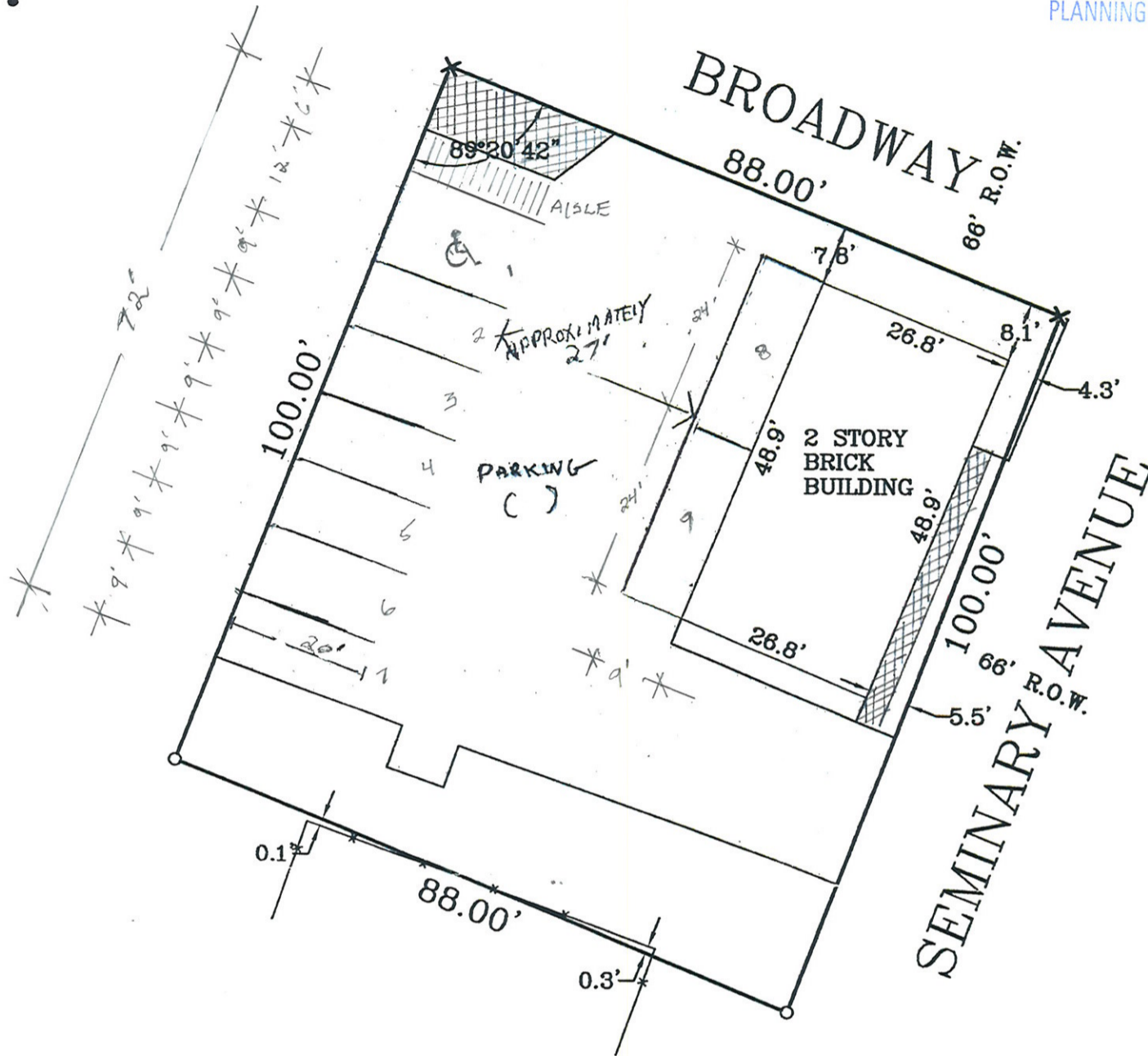
SCALE 1" = 20'  
 ○=FOUND IRON PIPE  
 ●=SET IRON PIPE  
 -X-X-X-X=X=FENCE  
 X=X=FOUND X CUT IN WALK

GROUND COVER  
  
 Annuals/Perennials

RECEIVED

MAY 31 2017

CITY OF AURORA  
 PLANNING & ZONING DIVISION



Development Data Table: Site Plan					
Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-28-279-001			j) Total Number of Residential Dwelling Units	1	units
			i. Gross Density	4.76	du/acre
			ii. Net Density	4.76	Net Density
b) Proposed land use(s): Retail			k) Number of Single Family Dwelling Units	0	units
			i. Gross Density	0.00	du/acre
			ii. Net Density	0.00	Net Density
			iii. Unit Square Footage (average)	-	square feet
c) Total Property Size	0.20998623	Acres	iv. Bedroom Mix	0%	% 1 bdr
	9,147	Square feet		0%	% 2 bdr
d) Total Lot Coverage (buildings and pavement)	7,232	Square feet		20%	% 3 bdr
	79%	Percent		80%	% 4 bdr
e) Open space / landscaping	1,915	Square feet	v. Number of Single Family Corner Lots	0	units
	21%	Percent	w) Number of Single Family Attached Dwelling Units	0	units
f) Land to be dedicated to the School District	0	Acres	i. Gross Density	0.00	du/acre
g) Land to be dedicated to the Park District	0	Acres	ii. Net Density	0.00	Net Density
h) Number of parking spaces provided (individually accessible)			iii. Unit Square Footage (average)	-	square feet
i. surface parking lot	10	spaces	iv. Bedroom Mix	0%	% 1 bdr
perpendicular	0	spaces		90%	% 2 bdr
parallel	8	spaces		10%	% 3 bdr
angled	0	spaces		0%	% 4 bdr
handicapped	2	spaces	m) Number of Multifamily Dwelling Units	1	units
ii. enclosed	0	spaces	i. Gross Density	4.76	du/acre
iii. bike	0	racks	ii. Net Density	4.76	Net Density
i) Number of buildings	1		iii. Unit Square Footage (average)	1,323	square feet
i. Number of stories	2	stories	iv. Bedroom Mix	0%	Efficiency
ii. Building Square Footage (typical)	2,646	square feet		40%	% 1 bdr
iii. Square Footage of retail floor area	10	square feet		50%	% 2 bdr
iv. First Floor Building Square Footage (typical)	1,323	square feet		10%	% 3 bdr



DATED AT AURORA, ILLINOIS ON MAY 5, 2004.

*Hel C. Ensalaco*

E.D.M. & ASSOCIATES, INC.  
 NO. 184-002860 LICENSE EXP. 4/30/05

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ILLINOIS PROFESSIONAL LAND SURVEYORS

Rev. Date	Rev. Description
Book #: 47,1184	Dwg. Size: S
Drawn By: WLP	Checked By:
Reference:	
Field Work Completed: 05/05/04	
Client:	TRUEMPER, HOLLINGSWORTH AND TITNER
Project Number:	2004-0706

Survey is valid only if original seal is shown in red.