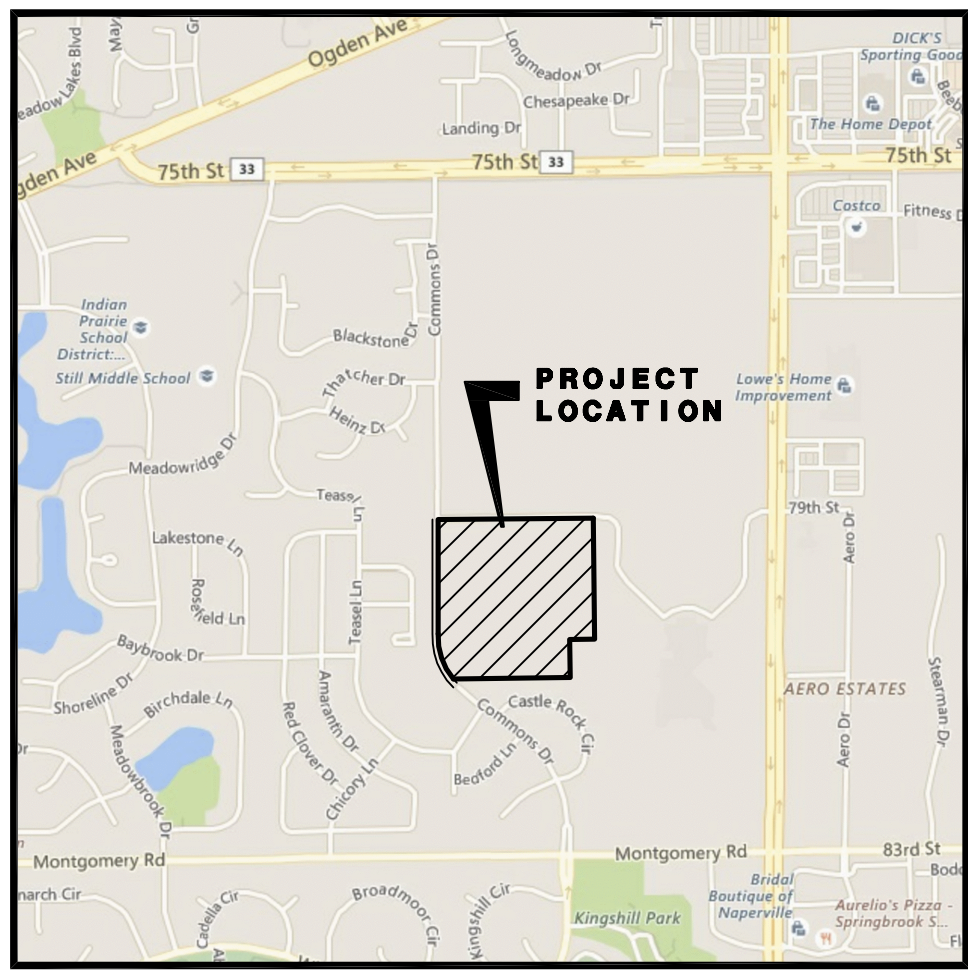




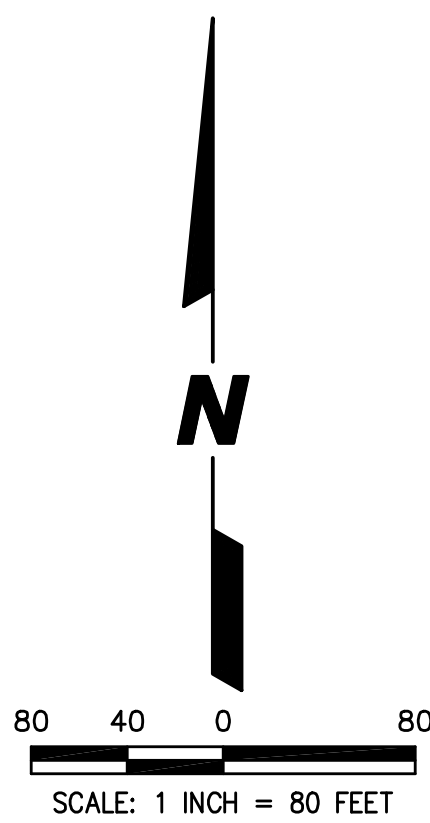
PRELIMINARY PLAN  
FOR  
**CHELSEA MANOR**  
AURORA, ILLINOIS

PARCEL DESCRIPTION:

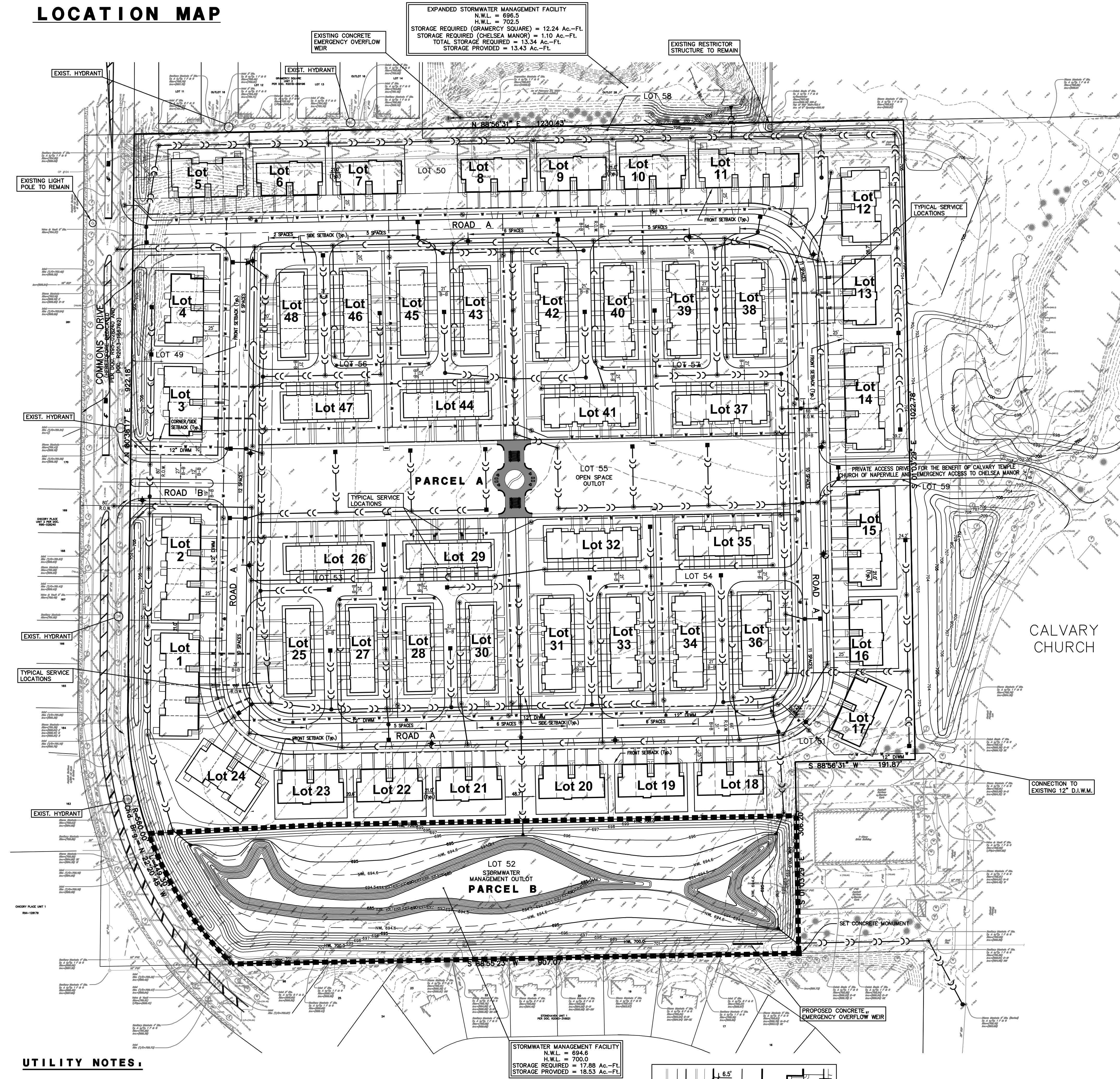
THAT PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 97 IN THE FINAL PLAT OF SUBDIVISION FOR STONEHAVEN UNIT 1, BEING A SUBDIVISION OF PART OF SAID NORTHEAST QUARTER, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 2003 AS DOCUMENT R2003-316621; THENCE NORTH 88 DEGREES 55 MINUTES 23 SECONDS WEST, 200.18 ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 55 MINUTES 23 SECONDS WEST, 907.07 FEET ALONG SAID NORTH LINE TO THE EASTERLY LINE OF COMMONS AS DEDICATED TO THE CITY OF AURORA PER PLAT OF DEDICATION RECORDED DECEMBER 18, 2013 AS DOCUMENT R2013-166762; THENCE NORTHERLY, 449.30 FEET ALONG SAID EASTERLY LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 560.00 FEET WITH A CHORD BEARING NORTH 22 DEGREES 20 MINUTES 28 SECONDS WEST; THENCE NORTH 00 DEGREES 38 MINUTES 17 SECONDS EAST, 922.18 FEET ALONG SAID EASTERLY LINE TO THE SOUTH LINE OF THE FINAL PLAT SUBDIVISION FOR GRAMERCY SQUARE, UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 2018 AS DOCUMENT R2018-069196; THENCE NORTH 88 DEGREES 56 MINUTES 31 SECONDS EAST, 1230.43 FEET ALONG SAID SOUTH LINE, ALONG THE SOUTH LINE OF THE FINAL PLAT SUBDIVISION FOR GRAMERCY SQUARE, UNIT 2, BEING A SUBDIVISION OF SAME SECTION, TOWNSHIP AND RANGE, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 2018 AS DOCUMENT R2018-069196 AND ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER AS ESTABLISHED BETWEEN THE SOUTHWEST CORNER OF SAID GRAMERCY SQUARE, UNIT 1 AND A DISC FOUND AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 03 MINUTES 29 SECONDS WEST, 1022.78 FEET PERPENDICULAR TO THE LAST DESCRIBED LINE; THENCE SOUTH 88 DEGREES 56 MINUTES 31 SECONDS EAST, 191.87 FEET PARALLEL WITH SAID SOUTH LINES; THENCE SOUTH 01 DEGREES 03 MINUTES 29 SECONDS EAST, 306.19 FEET PARALLEL WITH THE PENULTIMATE COURSE TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS. (containing approximately 36.3 acres)

SHEET 1 OF 1



LOCATION MAP



UTILITY NOTES.

1. ALL STORM SEWER TO BE SIZED AT THE TIME OF FINAL ENGINEERING.
2. ALL WATERMAIN IS 8" D.I.W.M. UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER IS 8" P.V.C. UNLESS OTHERWISE NOTED.

STREET PARKING NOTES.

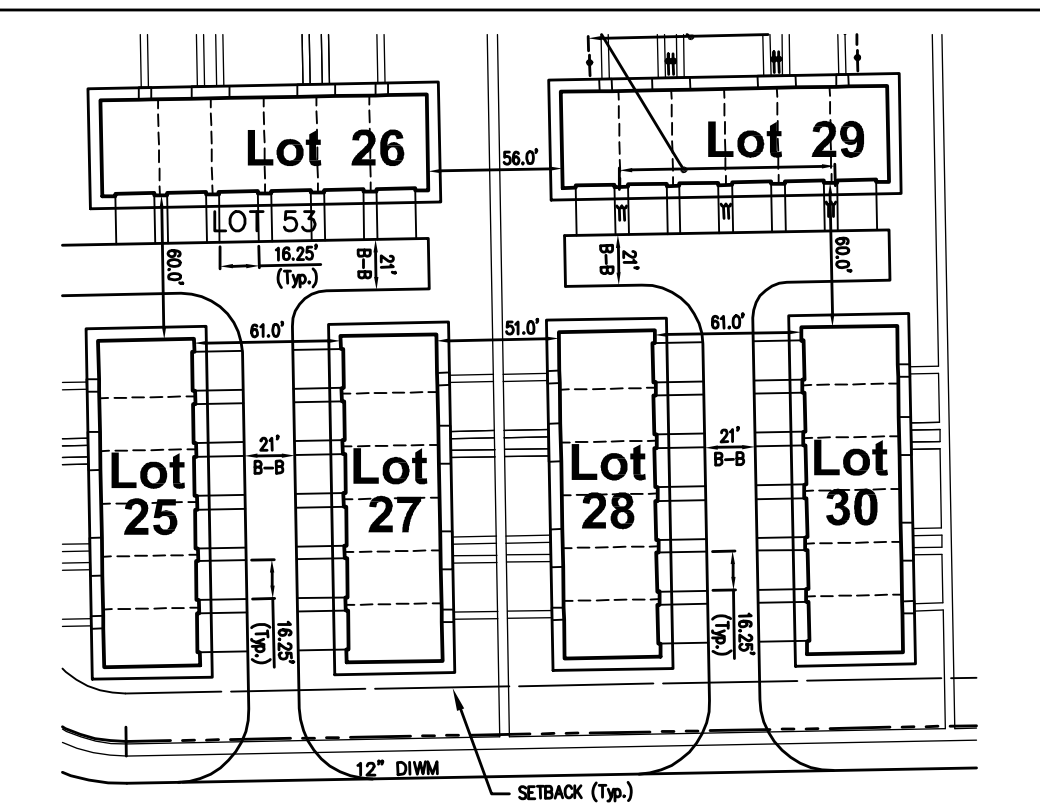
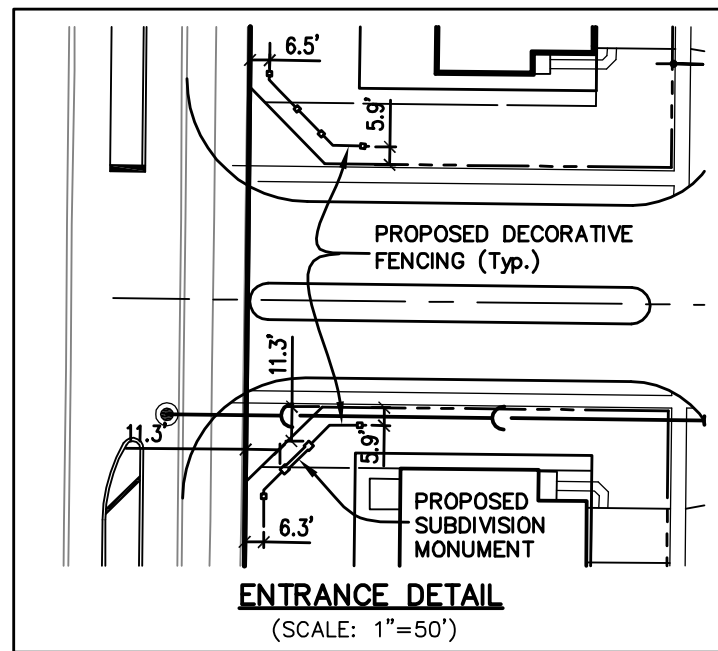
1. STREET PARKING SPACES ARE A MINIMUM OF 22 FEET LONG.
2. TOTAL STREET PARKING SPACES: 95 SPACES
3. X SPACES — | — INDICATES NUMBER OF PARKING STALLS

LEGEND

| EXISTING | PROPOSED | DESCRIPTION                |
|----------|----------|----------------------------|
|          |          | MANHOLE                    |
|          |          | CATCH BASIN INLET          |
|          |          | CLEANOUT                   |
|          |          | SLOPE INLET BOX            |
|          |          | HEADWALL                   |
|          |          | END SECTION                |
|          |          | STORM SEWER                |
|          |          | SANITARY SEWER             |
|          |          | WATERMAIN                  |
|          |          | VALVE & BOX                |
|          |          | WATER VALVE IN VAULT       |
|          |          | FIRE HYDRANT               |
|          |          | CONTOURS                   |
|          |          | ELEVATIONS                 |
|          |          | STREET LIGHT               |
|          |          | WATERMAIN PROTECTION       |
|          |          | SILT FENCE INLET PROTECTOR |
|          |          | TRIANGULAR SILT DIKE       |
|          |          | SILT FENCE DITCH CHECK     |
|          |          | SETBACK LINE               |
|          |          | RIP-RAP                    |
|          |          | OVERFLOW ROUTE             |

| Description                                                     | Value / Unit                                                            |
|-----------------------------------------------------------------|-------------------------------------------------------------------------|
| A. TAX PARCEL IDENTIFICATION NUMBER(S) (PINs)                   | 07-28-400-010                                                           |
| B. PROPOSED LAND USE(S)                                         | SINGLE FAMILY ATTACHED                                                  |
| C. TOTAL PROPERTY SIZE                                          | 36.27 Ac. / 1,579,968 S.F.                                              |
| D. TOTAL LOT COVERAGE (Buildings and Pavement)                  | 514,835 S.F. / 36%                                                      |
| E. OPEN SPACE/LANDSCAPING                                       | 827,133 S.F. / 62%                                                      |
| 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): |                                                                         |
| i. surface parking lot                                          | 500 Spaces                                                              |
| perpendicular                                                   | 0 Spaces                                                                |
| parallel                                                        | 0 Spaces                                                                |
| angled                                                          | 0 Spaces                                                                |
| handicapped                                                     | 0 Spaces                                                                |
| ii. enclosed                                                    | 500 Spaces                                                              |
| iii. bike                                                       | 0 Spaces                                                                |
| I. NUMBER OF BUILDINGS:                                         |                                                                         |
| i. Number of Stories                                            | 250 3 Stories                                                           |
| ii. Building Square Footage (typical)                           | 0 S.F.                                                                  |
| iii. Square Footage of retail floor area                        | 0 S.F.                                                                  |
| iv. First Floor Building Square Footage (typical)               | 0 S.F.                                                                  |
| J. TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS:                  | 250 Units                                                               |
| i. gross density                                                | 6.89 DU / Ac.                                                           |
| ii. net density                                                 | 8.11 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 S.F.                                                                  |
| iv. Bedroom Mix                                                 | 0% 1 Bedroom<br>0% 2 Bedroom<br>0% 3 Bedroom<br>0% 4 Bedroom<br>0 Units |
| L. NUMBER OF SINGLE FAMILY ATTACHED DWELLING UNITS:             | 250 Units                                                               |
| i. gross density                                                | 6.89 DU / Ac.                                                           |
| ii. net density                                                 | 8.11 Net Density                                                        |
| iii. Unit Square Footage (average)                              | 0 S.F.                                                                  |
| iv. Bedroom Mix                                                 | 46% 2 Bedroom<br>54% 3 Bedroom<br>0% 4 Bedroom<br>0 Units               |
| 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 S.F.                                                                  |
| iv. Bedroom Mix                                                 | 0% Efficiency<br>0% 1 Bedroom<br>0% 2 Bedroom<br>0% 3 Bedroom           |

PARCEL A: 31.33 Ac. — R-4(C) ZONING  
PARCEL B: 4.94 Ac. — OS-(1C) ZONING



PREPARED FOR:  
M/I HOMES OF CHICAGO, LLC  
400 EAST DIEHL ROAD, SUITE 230  
NAPERVILLE, ILLINOIS 60563

PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100  
Aurora, Illinois 60502-9675  
PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 743027 FILE NAME: PREOVER  
DRAWN BY: JGC FLD. BK. / PG. NO.: ---  
COMPLETION DATE: 05-28-21 JOB NO.: 743.027  
XREF: TOPO PROJECT MANAGER: MAM

| NO. | DATE         | REVISIONS                              |
|-----|--------------|----------------------------------------|
| 1   | 06-28-21/JGC | PER CITY REVIEW COMMENTS DATED 6-23-21 |
| 2   | 08-10-21/JGC | PER CITY REVIEW COMMENTS DATED 7-16-21 |
| 3   | 08-27-21/JGC | REVISED PER NEW LAYOUT                 |
| 4   | 09-01-21/JGC | REVISED PER NEW BLDG. LAYOUT           |