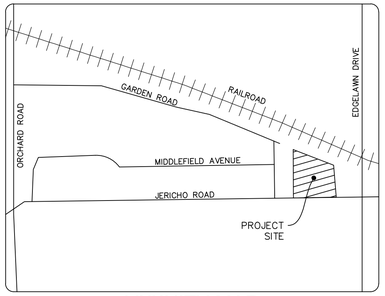
FINAL PLAN
FOR
HABITAT GREEN FREEDOM SUBDIVISION



VICINITY MAP
(NOT TO SCALE)

LEGEND

PROPOSED		EXISTING
	PROPERTY BOUNDARY	
C	STORMSEWER	C
S	SANITARY SEWER	S
W	WATERMAIN	W
100	GRADING CONTOUR	100
	FENCE LINE	
	EASEMENT LINE	
	BUILDING SETBACK	
OH	OVERHEAD UTILITY LINES	OH
CA	UNDERGROUND CABLE LINE	CA
E	UNDERGROUND ELECTRIC LINE	E
T	UNDERGROUND TELEPHONE LINE	T
G	UNDERGROUND GAS LINE	G
	FLOODPLAIN LINE ELEVATION=475.20	
	SANITARY MANHOLE	
	FIRE HYDRANT	
	WATER VALVE	
	STORM INLET	
	STORM MANHOLE	
	STORM CATCHBASIN	
	STORM FLARED END SECTION	
	POWER POLE	
	TELEPHONE PEDESTAL	
	OVERLAND FLOOD ROUTE	
	LIGHT POLE	
	REDUCER	
	SANITARY CLEANOUT	
	6"X6" SQUARE CONCRETE MONUMENT	

PROPOSED CONCRETE | PROPOSED HEAVY DUTY ASPHALT PAVEMENT | PROPOSED STANDARD DUTY ASPHALT

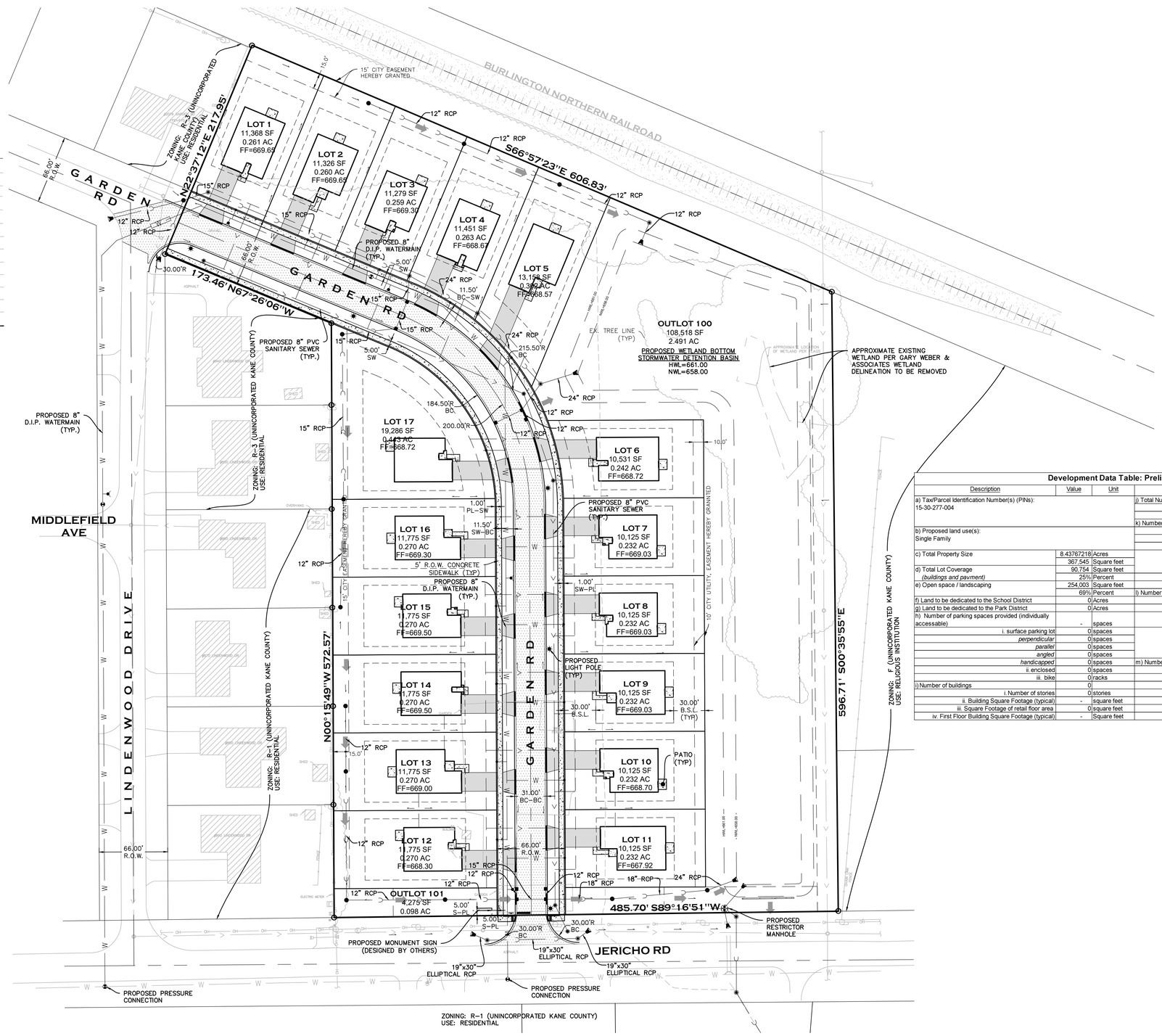
ABBREVIATIONS

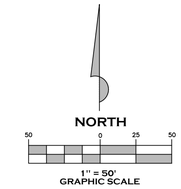
T/F =	TOP OF FOUNDATION
FFE =	FINISHED FLOOR ELEVATION
FES =	FLARED END SECTION
VCP =	VITRIFIED CLAY PIPE
DIP =	DUCTILE IRON PIPE
PVC =	POLYVINYL CHLORIDE
RCP =	REINFORCED CONCRETE PIPE
CMP =	CORRUGATED METAL PIPE
INV =	INVERT
TP =	TOP OF PIPE
L =	ARC LENGTH
R =	RADIUS
PL =	PROPERTY LINE
BC =	BACK OF CURB
S =	SIGN
SW =	SIDEWALK
TYP =	TYPICAL
CH =	CHORD
B.S.L. =	BUILDING SETBACK LINE
P.U.E. =	PUBLIC UTILITY EASEMENT
U.E. =	UTILITY EASEMENT
C.E. =	CITY EASEMENT
D.E. =	DRAINAGE EASEMENT
P.U. & D.E. =	PUBLIC UTILITY & DRAINAGE EASEMENT
P.O.B. =	POINT OF BEGINNING
P.O.C. =	POINT OF COMMENCEMENT
P.O.T. =	POINT OF TERMINATION

SITE BENCHMARKS
ELEVATIONS SHOWN ARE RELATIVE TO NAVD 88 DATUM.

SITE BM #1:
UPPER FLANGE BOLT ON FIRE HYDRANT, AS NOTED HEREON.
ELEV=666.46'

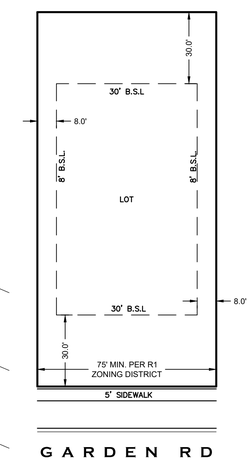
SITE BM #2:
NGS BENCHMARK AA6281
ELEV=692.95'





BELOW BUILDING SETBACK LINES ARE UNLESS OTHERWISE SHOWN HEREON

LOTS 1 - 17 DETAIL



Development Data Table: Preliminary Plan

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-30-277-004			j) Total Number of Residential Dwelling Units	17	units
			i. Gross Density	2.01	du/acre
			ii. Net Density	2.38	Net Density
			k) Number of Single Family Dwelling Units	17	units
b) Proposed land use(s): Single Family			i. Gross Density	2.01	du/acre
			ii. Net Density	2.38	Net Density
			iii. Unit Square Footage (average)	1,560	square feet
c) Total Property Size	8.43767218	Acres	iv. Bedroom Mix	0%	% 1 bdr
	367,545	Square feet		0%	% 2 bdr
d) Total Lot Coverage	90,754	Square feet		20%	% 3 bdr
(buildings and pavment)	25%	Percent		80%	% 4 bdr
e) Open space / landscaping	254,003	Square feet	v. Number of Single Family Corner Lots	0	units
	69%	Percent	l) 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 accessable)	-	spaces	iii. Unit Square Footage (average)	-	square feet
i. surface parking lot	0	spaces	iv. Bedroom Mix	0%	% 1 bdr
perpendicular	0	spaces		90%	% 2 bdr
parallel	0	spaces		10%	% 3 bdr
angled	0	spaces		0%	% 4 bdr
handicapped	0	spaces	m) Number of Multifamily Dwelling Units	0	units
ii. enclosed	0	spaces	i. Gross Density	0.00	du/acre
iii. bike	0	racks	ii. Net Density	0.00	Net Density
i) Number of buildings	0		iii. Unit Square Footage (average)	-	square feet
i. Number of stories	0	stories	iv. Bedroom Mix	0%	Efficency
ii. Building Square Footage (typical)	-	square feet		40%	% 1 bdr
iii. Square Footage of retail floor area	0	square feet		50%	% 2 bdr
iv. First Floor Building Square Footage (typical)	-	Square feet		10%	% 3 bdr

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DATE:	DESCRIPTION:
02/17/2023	ISSUED FOR REVIEW
06/28/2023	REVISED PER COA REVIEW COMMENTS

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FINAL PLAN
FOR
HABITAT GREEN FREEDOM SUBDIVISION
AURORA, ILLINOIS

PROJECT NO. M22006

DRAWN BY: ZDS

CHECKED BY: CLS

SHEET NO. 1 / 1