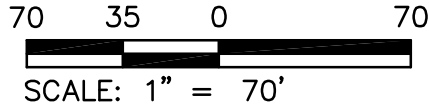


LOCATION MAP

PRELIMINARY PLAN
FOR
EOLA PRESERVE
AURORA, ILLINOIS

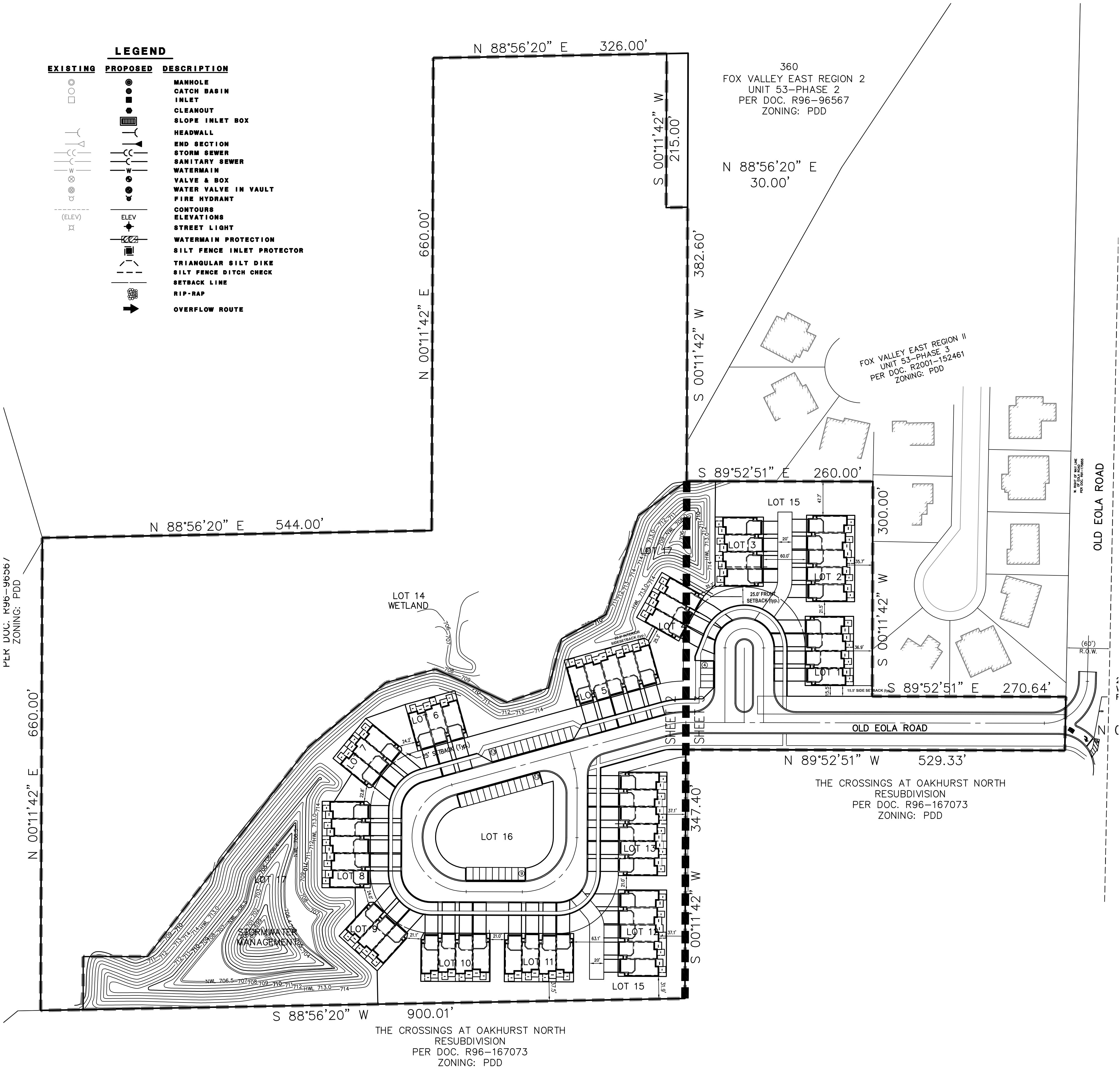
SHEET 1 OF 3

CITY RESOLUTION: _____
PASSED ON: _____



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

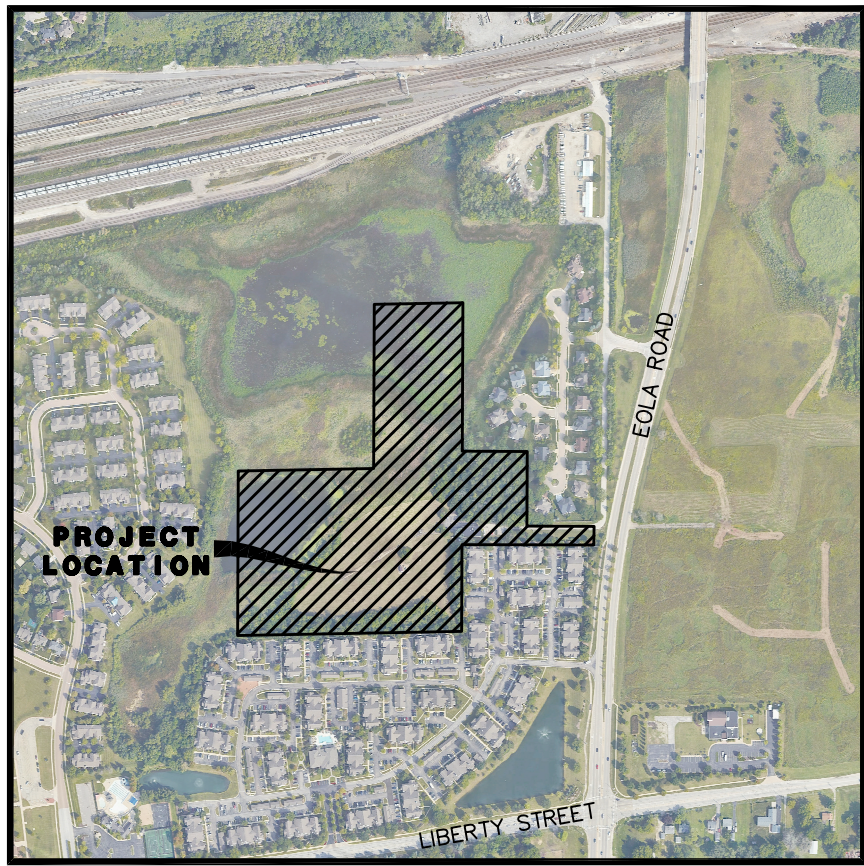


REVISIONS		
NO.	DATE	DESCRIPTION
1	08-14-24/MM	REVISED PER DuDOT COMMENT DATED 08-07-24
2	09-11-24/JGC	REV. PER CITY REVIEW LETTER DATED 09-09-24
3	12-05-24/MAM	REV. PER PLAN UPDATE

PREPARED FOR:
BRIDGE STREET PROPERTIES
P.O. BOX 5726
NAPERVILLE, IL. 60567
630-281-4085

PREPARED BY:
CEMCON, Ltd.
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DRAWN BY: DDD FLD. BK. / PG. NO.: ---
COMPLETION DATE: 2-8-2024 JOB NO.: 847.017
XREF: TOPO PROJECT MANAGER: MAM



LOCATION MAP

PRELIMINARY PLAN
FOR
EOLA PRESERVE
AURORA, ILLINOIS
T38N, R8E, SECTION 18SE

SURVEYED PARCEL DESCRIPTION

PARCEL A:
THAT PART OF THE SOUTH EAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTH EAST 1/4 OF SECTION 18; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTH EAST 1/4, 682.0 FEET, FOR THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID QUARTER FORMING AN ANGLE OF 88 DEGREES, 44 MINUTES, 41 SECONDS WITH SAID SOUTH LINE (MEASURED COUNTER-CLOCKWISE THEREFROM) 660.0 FEET, THENCE WESTERLY PARALLEL WITH SAID SOUTH LINE 218.0 FEET; THENCE SOUTHERLY PARALLEL WITH SAID EAST LINE FORMING AN ANGLE OF 91 DEGREES, 15 MINUTES, 19 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 860.0 FEET TO SAID SOUTH LINE; THENCE EASTERLY ALONG SAID SOUTH LINE FORMING AN ANGLE OF 88 DEGREES, 44 MINUTES, 41 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED CLOCKWISE THEREFROM) 218.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL B:
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 17; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 422.40 FEET TO A POINT OF BEGINNING; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 300 FEET, THENCE NORTH 89 DEGREES 42 MINUTES EAST ALONG A LINE FORMING AN ANGLE OF 90 DEGREES, 04 MINUTES, 57 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER CLOCKWISE THEREFROM) 260.0 FEET; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE 300.0 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES WEST 260.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL C:
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 17; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 422.40 FEET; THENCE NORTH 89 DEGREES 42 MINUTES EAST ALONG A LINE FORMING AN ANGLE OF 50 DEGREES, 04 MINUTES, 57 SECONDS WITH THE LAST DESCRIBED COURSE (MEASURED COUNTER CLOCKWISE THEREFROM) 100.0 FEET TO A POINT OF BEGINNING; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE 75.0 FEET; THENCE NORTH 89 DEGREES 42 MINUTES EAST 426.23 FEET TO THE WEST RIGHT OF WAY LINE OF EOLA ROAD; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE 75.01 FEET TO THE LINE DRAWN NORTH 89 DEGREES 42 MINUTES EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 42 MINUTES WEST 427.53 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL D:
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 0 DEGREES, 04 MINUTES, 38 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 422.40 FEET TO A STONE FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 42 MINUTES EAST 100.0 FEET; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE 75.0 FEET; THENCE WESTERLY PARALLEL WITH THE PENULTIMATE DESCRIBED COURSE 100.0 FEET TO SAID WEST LINE; THENCE NORTHERLY ALONG SAID WEST LINE 75.0 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THE NORTHERLY 60.0 FEET THEREOF) IN DUPAGE COUNTY, ILLINOIS.

AND ALSO

THE WESTERLY 100.0 FEET OF THE NORTHERLY 60.0 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF SECTIONS 17 AND 20, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE NORTH 0 DEGREES, 04 MINUTES, 38 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 17, 422.40 FEET TO THE STONE; THENCE NORTH 89 DEGREES 42 MINUTES EAST 558.84 FEET TO THE CENTER LINE OF EOLA ROAD; THENCE SOUTH 0 DEGREES, 47 MINUTES, 33 SECONDS WEST ALONG SAID CENTER LINE 1155.70 FEET TO THE CENTER LINE OF AURORA-WARRENVILLE ROAD; THENCE SOUTH 82 DEGREES, 03 MINUTES, 38 SECONDS WEST ALONG THE CENTER LINE OF SAID AURORA ROAD 544.83 FEET TO THE WEST LINE OF SAID SECTION 20; THENCE NORTH 0 DEGREES, 16 MINUTES, 16 SECONDS WEST ALONG SAID WEST LINE 805.53 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL E:
THAT PART OF THE SOUTH EAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18, AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION (BEING ALSO THE SOUTH LINE OF VACATED BELT CITY) 682 FEET TO THE ENTER LINE OF WEST SEVENTH STREET IN SAID VACATED BELT CITY; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID SECTION 18 AND ALONG THE CENTER STREET 660 FEET TO THE CENTER LINE OF PIKE STREET IN SAID VACATED BELT CITY; THENCE NORTHERLY ALONG SAID CENTER LINE AND PARALLEL WITH THE EAST LINE OF SAID SECTION 18, 660 FEET TO THE CENTER LINE OF PIKE STREET 326 FEET TO THE CENTER LINE OF WEST SIXTH STREET IN SAID VACATED BELT CITY; THENCE NORTHERLY ALONG SAID CENTER LINE AND PARALLEL WITH THE EAST LINE OF SAID SECTION 18, 660 FEET TO THE CENTER LINE OF CRANE STREET IN SAID BELT CITY; THENCE EAST ALONG SAID CENTER LINE 326 FEET TO THE CENTER LINE OF WEST FIFTH STREET IN SAID BELT CITY; THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF SAID SECTION 18, AND ALONG THE CENTER LINE OF SAID WEST FIFTH STREET 215 FEET TO A POINT IN THE SOUTH LINE EXTENDED OF BLOCKS 38 AND 39 IN SAID VACATED BELT CITY; THENCE EASTERLY 30 FEET TO THE EAST LINE OF SAID SECTION 18; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 18, 1105 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL F:
EASEMENT FOR INGRESS AND EGRESS BENEFITING PARCEL C AS SHOWN ABOVE RECORDED DECEMBER 18, 1973 AS DOCUMENT R73-76143 MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 60385, TO STEVENS BROADCASTING CORPORATION, A CORPORATION OF ILLINOIS, TOGETHER WITH SUCH OTHER TERMS, PROVISIONS AND CONDITIONS AS THEREIN CONTAINED.

FOX VALLEY EAST REGION 2
UNIT 53-PHASE 2
PER DOC. R96-96567
ZONING: PDD

N 88°56'20" E 544.00'

RETAINING WALL
2.5' MAX HEIGHT

LOT 14
WETLAND

RETAINING WALL
3' MAX HEIGHT

RETAINING WALL
3' MAX HEIGHT

STORMWATER
MANAGEMENT

LOT 16
TO BE MAINTAINED BY HOA

THE CROSSINGS AT OAKHURST NORTH
RESUBDIVISION
PER DOC. R96-167073
ZONING: PDD

SEE SHEET 3

UTILITY NOTES:

- ALL STORM SEWER TO BE SIZED AT THE TIME OF FINAL ENGINEERING.
- ALL WATERMAIN IS 8" D.I.W.M. UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER IS 8" P.V.C. SDR 26 UNLESS OTHERWISE NOTED.

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

ZONING:

EXISTING ZONING: M-1(S)
PROPOSED ZONING:
PARCEL A:
9.92 Ac. / R-4A(C) ZONING
PARCEL B (LOT 14):
11.66 Ac. / OS-1(C) ZONING

DEVELOPABLE
AREA DENSITY

DEVELOPABLE AREA:
9.92 Ac.
NET DENSITY:
5.44 DU/AC.

DEVELOPMENT DATA TABLE

Description	Value / Unit
A. TAX PARCEL IDENTIFICATION NUMBER(S) (PINs):	07-18-404-002, 07-18-401-006, 07-17-301-012, 07-17-301-011, 07-17-101-008
B. PROPOSED LAND USE(S):	SINGLE FAMILY ATTACHED
C. TOTAL PROPERTY SIZE:	21.58 Ac. / 940,149 S.F.
D. TOTAL LOT COVERAGE (Buildings and Pavement):	167,706 S.F. / 18%
E. OPEN SPACE/LANDSCAPING:	772,443 S.F. / 82%
F. LAND TO BE DEDICATED TO THE SCHOOL DISTRICT:	0 Acres
G. LAND TO BE DEDICATED TO THE PARK DISTRICT:	0 Acres
H. NUMBER OF PARKING SPACES PROVIDED (Individually Accessible):	154 Spaces i. surface parking lot perpendicular parallel angled handicapped ii. enclosed 108 Spaces iii. bike 0 Spaces
I. NUMBER OF BUILDINGS:	11 i. Number of Stories 2 Stories ii. Building Square Footage (typical) 7,532 S.F. iii. Square Footage of retail floor area 0 S.F. iv. First Floor Building Square Footage (typical) 6,040 S.F.
J. TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS:	54 Units i. gross density 2.50 DU / Ac. ii. net density 2.90 Net Density
K. NUMBER OF SINGLE FAMILY DWELLING UNITS:	0 Units i. gross density 0 DU / Ac. ii. net density 0 Net Density iii. Unit Square Footage (average) 0% 1 Bedroom 0% 2 Bedroom 0% 3 Bedroom 0% 4 Bedroom v. Number of Single Family Corner Lots 0 Units
L. NUMBER OF SINGLE FAMILY ATTACHED DWELLING UNITS:	54 Units i. gross density 2.50 DU / Ac. ii. net density 2.90 Net Density iii. Unit Square Footage (average) 1,883 S.F. iv. Bedroom Mix 0% 1 Bedroom 0% 2 Bedroom 100% 3 Bedroom 0% 4 Bedroom
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% Efficiency 0% 1 Bedroom 0% 2 Bedroom 0% 3 Bedroom

PREPARED FOR:

BRIDGE STREET PROPERTIES
P.O. BOX 5726
NAPERVILLE, IL. 60567
630-281-4085

PREPARED BY:



CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
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NO.	DATE	DESCRIPTION
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PRELIMINARY PLAN
FOR
EOLA PRESERVE
AURORA, ILLINOIS
T38N, R8E, SECTION 18SE

SHEET 3 OF 3



50 25 0 50
SCALE: 1" = 50'

UNIT 53-PHASE 2
PER DOC. R96-96567
ZONING: PDD

FOX VALLEY EAST REGION II
UNIT 53-PHASE 3
PER DOC. R2001-152461
ZONING: PDD

OLD EOLA ROAD

ROAD A

THE CROSSINGS AT OAKHURST NORTH
RESUBDIVISION
PER DOC. R96-167073
ZONING: PDD

PREPARED FOR:

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P.O. BOX 5726
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PLOT FILE CREATED: 12/2/2024 BY: MIKE MAY