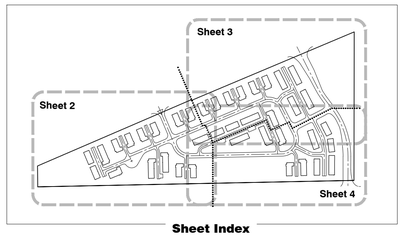
PRELIMINARY PLAN FOR KINGSLEY ROW

P.I.N.
07-28-101-007-0000
07-28-101-008-0000

Prepared By:
Haeger Engineering LLC
100 East State Parkway
Schaumburg, IL 60173
Tel: 847.394.6600

Prepared For:
M/I Homes of Chicago, LLC
2135 City Gate Lane, 620
Naperville, IL 60563
Tel: 630.577.5228



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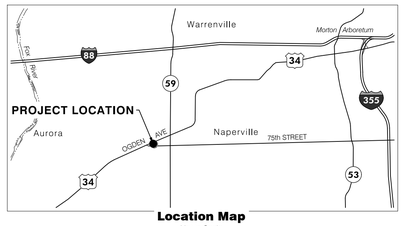

Location Map
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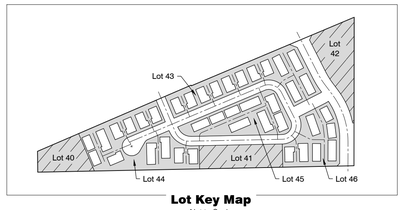

Lot Key Map
Not to Scale

Lots 40, 41 & 42 - Stormwater Control Easement

Lots 43, 44, 45, & 46 - Blanket City Easement

Note: All areas around the building pads and all areas in Lots 43, 44, 45, and 46 are to be Blanket City Easements.

Note:

1. Land plan shown is by Gary R. Weber Associates Inc.
2. Road "A", Road "B", and Commons Drive are proposed to be dedicated public roads. Proposed alleys shown are private drives.
3. See Page 5 for site data and lot area tables.
4. See the Preliminary Plat of Subdivision by Haeger Engineering for additional lot dimensions.

NORTH
Scale: 1" = 80'

No.	Date	Revision
6	07-08-2026	Per City Review
5	05-15-2026	Per City Review
4	04-01-2026	Per City Review
3	01-14-2026	Per City Review
2	10-03-2025	Per City Review
1	7-18-2025	Per City Review

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Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

PRELIMINARY PLAN

KINGSLEY ROW

CITY OF AURORA, DUPAGE COUNTY, ILLINOIS

Project Manager: LAK
Engineer: JDT
Date: 6-20-2025
Project No. 25-041
Sheet 1/5

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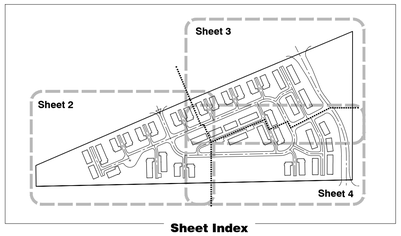

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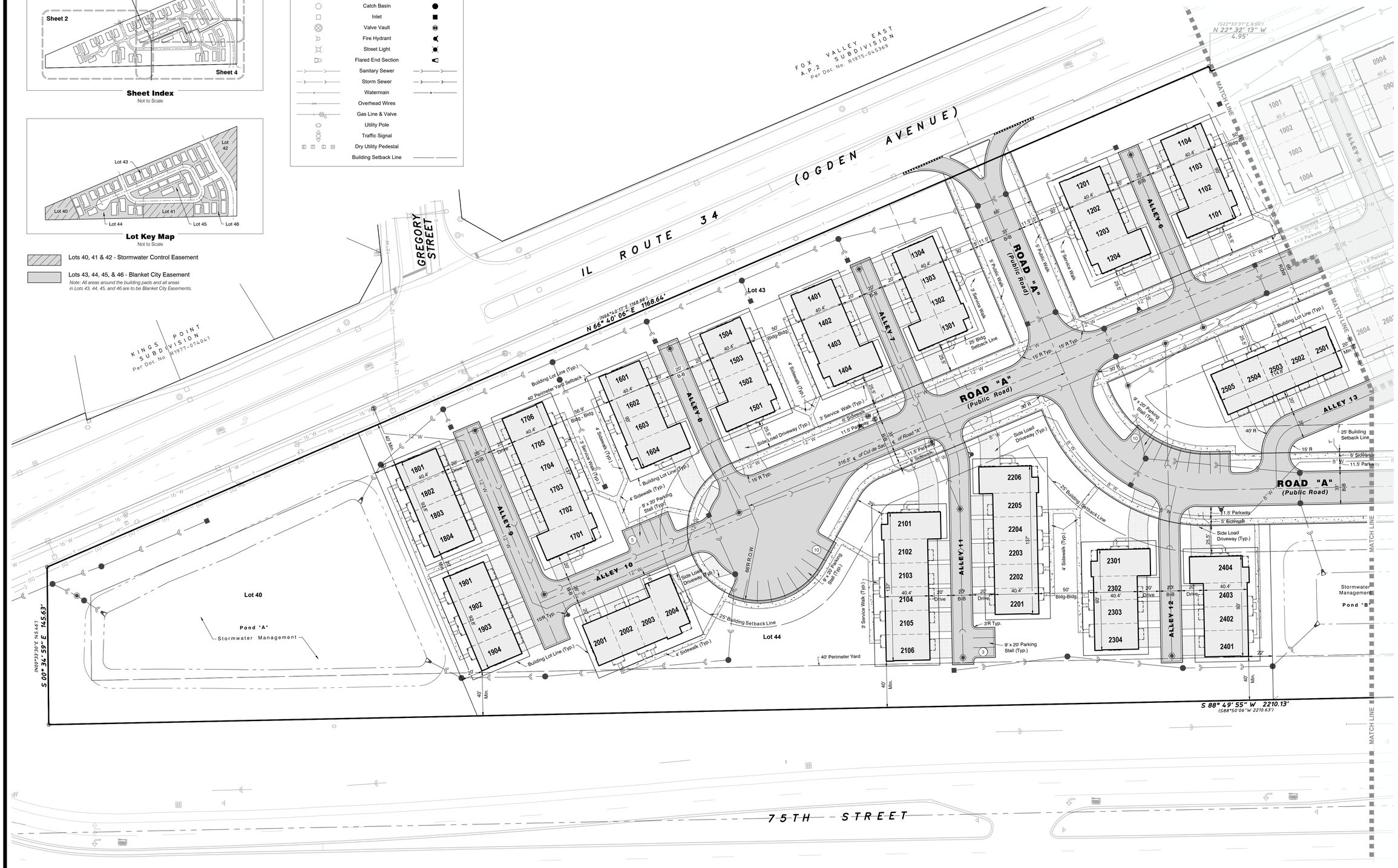
UTILITY LEGEND

Existing		Proposed
	Sanitary Manhole	
	Storm Manhole	
	Catch Basin	
	Inlet	
	Valve Vault	
	Fire Hydrant	
	Street Light	
	Flared End Section	
	Sanitary Sewer	
	Storm Sewer	
	Watermain	
	Overhead Wires	
	Gas Line & Valve	
	Utility Pole	
	Traffic Signal	
	Dry Utility Pedestal	
	Building Setback Line	



NORTH
Scale: 1" = 40'

No.	Revision	Date
6	Per City Review	07-08-2026
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1	Per City Review	7-18-2025

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KINGSLEY ROW

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Project Manager: LAK
Engineer: JDT
Date: 6-20-2025
Project No. 25-041
Sheet 2/5

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Plot Date: Jul 08, 2026 - 11:23am Plotted By: filip-m Layout: 02
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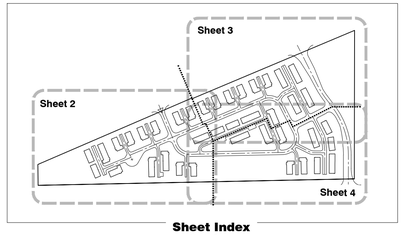

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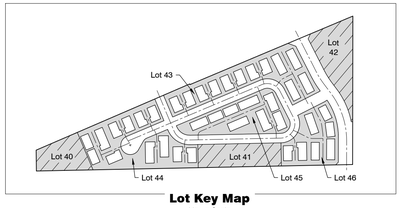

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	Storm Sewer	
	Watermain	
	Overhead Wires	
	Gas Line & Valve	
	Utility Pole	
	Traffic Signal	
	Dry Utility Pedestal	
	Building Setback Line	

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KINGSLEY ROW

CITY OF AURORA, DUPAGE COUNTY, ILLINOIS

Project Manager: LAK
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Plot Date: Jul 08, 2026 - 11:24am Plotted By: filip-m Layout: 03
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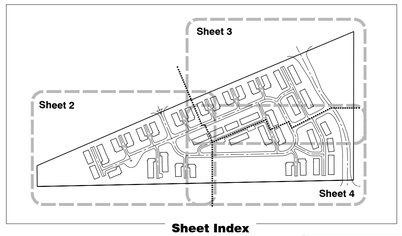

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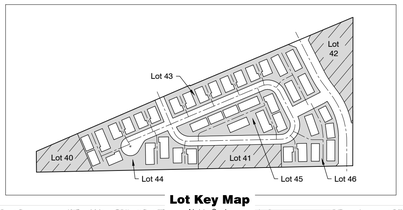

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NORTH

20 0 40

Scale: 1" = 40'

ROAD "A" (Public Road)

ROAD "B" (Public Road)

ALLEY 13

ALLEY 14

ALLEY 15

ALLEY 16

ALLEY 17

COMMONS DRIVE

75TH STREET

Lot 41 — Pond "B" — Stormwater Management

Lot 45

Lot 46

40' Perimeter Yard

25' Building Setback Line

Side Load Driveway (Typ.)

Seating (Typ.)

Playground

Monument Sign (4'-5' Height)

220' Turn Lane Storage

220' Taper

Signal Improvements at Commons Drive & 75th Street Intersection. Refer to Traffic Impact Study by KLOA for Additional Information.

10' Multi-Use Path

MATCH LINE

S 88° 49' 55" W 2210.13'
(S88°50'06"W 2210.63')

N 00° 00' 00" E 2.2'

McCARTY CENTER SUBDIVISION
Per Doc. No. R2005-131677

FOX VALLEY VILLAGES UNIT 27
Per Doc. No. R1985-090787

UTILITY LEGEND

Existing		Proposed
	Sanitary Manhole	
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PRELIMINARY PLAN

KINGSLEY ROW

CITY OF AURORA, DUPAGE COUNTY, ILLINOIS

Project Manager: LAK
Engineer: JDT
Date: 6-20-2025
Project No. 25-041
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Plot Date: Jul 08, 2026 - 11:24am Plotted By: filip-m Layout: 04
File Name: P:\2025\25041\Drawings\Preliminary\25041-Preliminary PUD Site Plan.dwg

Development Data Table: Preliminary Plan

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs):			j) Total Number of Residential Dwelling Units	185	units
07-28-101-007 07-28-101-008			i. Gross Density	6.13	du/acre
			ii. Net Density	7.90	Net Density
			k) Number of Single Family Dwelling Units	0	units
b) Proposed land use(s):			i. Gross Density	0.00	du/acre
Multiple-Family					
			iii. Unit Square Footage (average)	-	square feet
c) Total Property Size	30.1769972	Acres	iv. Bedroom Mix	0%	% 1 bdr
	1,314,510	Square feet		0%	% 2 bdr
d) Total Lot Coverage	574,819	Square feet		0%	% 3 bdr
(buildings and pavment)	44%	Percent		0%	% 4 bdr
e) Open space / landscaping	739,691	Square feet	v. Number of Single Family Corner Lots	0	units
	56%	Percent	l) Number of Single Family Attached Dwelling Units	185	units
f) Land to be dedicated to the School District	0	Acres	i. Gross Density	6.13	du/acre
g) Land to be dedicated to the Park District	0	Acres			
h) Number of parking spaces provided (individually accessable)	370	spaces	iii. Unit Square Footage (average)	-	square feet
i. surface parking lot	0	spaces	iv. Bedroom Mix	0%	% 1 bdr
perpendicular	0	spaces		0%	% 2 bdr
parallel	0	spaces		100%	% 3 bdr
angled	0	spaces		0%	% 4 bdr
handicapped	0	spaces	m) Number of Multifamily Dwelling Units	0	units
ii. enclosed	370	spaces	i. Gross Density	0.00	du/acre
iii. bike	0	racks			
i) Number of buildings	39		iii. Unit Square Footage (average)	-	square feet
i. Number of stories	3	stories	iv. Bedroom Mix	0%	Efficency
ii. Building Square Footage (typical)	2,200	square feet		0%	% 1 bdr
iii. Square Footage of retail floor area	0	square feet		0%	% 2 bdr
iv. First Floor Building Square Footage (typical)	-	Square feet		0%	% 3 bdr

Note:
On-street parking will accommodate 39 perpendicular and 58 parallel parking spaces.
Driveway space will accommodate an additional 370 parked vehicles.

TOWNHOME BUILDING LOTS	Area (ac.)	Area (sf)
LOT 1	0.19105	8,322
LOT 2	0.19105	8,322
LOT 3	0.19105	8,322
LOT 4	0.19105	8,322
LOT 5	0.15126	6,589
LOT 6	0.15126	6,589
LOT 7	0.15126	6,589
LOT 8	0.15126	6,589
LOT 9	0.15126	6,589
LOT 10	0.15126	6,589
LOT 11	0.15126	6,589
LOT 12	0.15126	6,589
LOT 13	0.15126	6,589
LOT 14	0.15126	6,589
LOT 15	0.15126	6,589
LOT 16	0.15126	6,589
LOT 17	0.21187	9,229
LOT 18	0.13347	5,814
LOT 19	0.13347	5,814
LOT 20	0.15126	6,589
LOT 21	0.21187	9,229
LOT 22	0.21187	9,229
LOT 23	0.15126	6,589
LOT 24	0.15126	6,589
LOT 25	0.16226	7,068
LOT 26	0.13347	5,814
LOT 27	0.13347	5,814
LOT 28	0.19105	8,322
LOT 29	0.18156	7,909
LOT 30	0.18156	7,909
LOT 31	0.21187	9,229
LOT 32	0.19105	8,322
LOT 33	0.15126	6,589
LOT 34	0.19105	8,322
LOT 35	0.16226	7,068
LOT 36	0.16226	7,068
LOT 37	0.13347	5,814
LOT 38	0.19105	8,322
LOT 39	0.13347	5,814
Subtotal: Lots 1 - 39	6.44674	280,820

OUTLOTS		Area (ac.)	Area (sf)
LOT 40	*Stormwater Mgmt.*	1.68106	73,227
LOT 41	*Stormwater Mgmt.*	2.16171	94,164
LOT 42	*Stormwater Mgmt.*	2.70145	117,675
LOT 43		2.93683	127,928
LOT 44		3.36165	146,433
LOT 45		2.24085	97,612
LOT 46		1.89454	82,526
Subtotal: Outlots 40-46		16.97810	739,566
ROW			
ROW		6.75218	294,125
Total (Lots, Outlots, and ROW)		**30.17701**	**1,314,510**

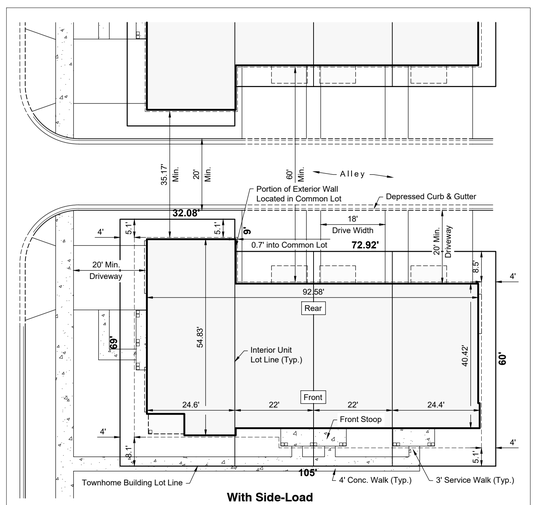
Note:
Lots 40, 41 & 42 - Stormwater Control Easement

Lots 43, 44, 45 & 46 - Blanket City Easement

LEGAL DESCRIPTION

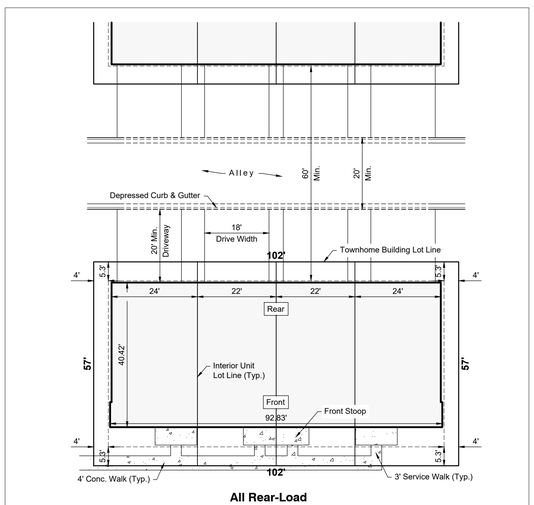
PARCEL 1:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF FOX VALLEY VILLAGES UNIT 27, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT R85-090787; THENCE SOUTH 88 DEGREES 50 MINUTES 06 SECONDS WEST, 2210.63 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF 75TH STREET (BEING A LINE 100 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION) TO THE EAST LINE OF PROPERTY RECORDED IN BOOK 100, PAGE 506; THENCE NORTH 00 DEGREES 33 MINUTES 30 SECONDS EAST, 145.46 FEET ALONG SAID EAST LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF OGDEN AVENUE (U.S. ROUTE 34) PER PLAT OF HIGHWAY FOR THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION FAP 311 JOB NO. R-91-017-91, THE FOLLOWING THREE COURSES ALONG THE SAID RIGHT OF WAY LINE: THENCE NORTH 66 DEGREES 40 MINUTES 17 SECONDS EAST, 1168.88 FEET; THENCE SOUTH 22 DEGREES 33 MINUTES 37 SECONDS EAST, 5.00 FEET; THENCE NORTH 67 DEGREES 10 MINUTES 48 SECONDS EAST, 1234.63 FEET TO THE EAST LINE OF SAID QUARTER SECTION, BEING THE WEST LINE OF FOX VALLEY VILLAGES UNIT 27, AFORESAID; THENCE SOUTH 00 DEGREES 05 MINUTES 28 SECONDS WEST, 1037.61 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF FOX VALLEY VILLAGES UNIT 27, AFORESAID; THENCE NORTH 00 DEGREES 05 MINUTES 28 SECONDS EAST, 1037.61 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (SAID EAST LINE BEING COINCIDENT WITH THE WEST LINE OF SAID FOX VALLEY VILLAGE UNIT 27) TO THE SOUTHERLY LINE OF OGDEN AVENUE (U.S. ROUTE 34) PER PLAT OF HIGHWAY FOR THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION FAP 311 JOB NO. R-91-017-91 (THE FOLLOWING 3 COURSES ARE ALONG SAID SOUTHERLY LINE); THENCE SOUTH 67 DEGREES 10 MINUTES 48 SECONDS WEST, 1234.63 FEET; THENCE NORTH 22 DEGREES 33 MINUTES 37 SECONDS WEST, 5.00 FEET; THENCE SOUTH 66 DEGREES 40 MINUTES 16 SECONDS WEST, 17.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28 DEGREES 48 MINUTES 40 SECONDS EAST, 189.89 FEET; THENCE SOUTH 67 DEGREES 10 MINUTES 48 SECONDS WEST, 324.18 FEET; THENCE NORTH 22 DEGREES 49 MINUTES 12 SECONDS WEST, 186.15 FEET TO AFOREMENTIONED SOUTHERLY LINE; THENCE NORTH 66 DEGREES 40 MINUTES 17 SECONDS EAST, 304.37 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING), IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN FOX VALLEY VILLAGES UNIT 27 PER DOCUMENT R85-090787; THENCE NORTH 00 DEGREES 05 MINUTES 28 SECONDS EAST, 1037.61 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (SAID EAST LINE BEING COINCIDENT WITH THE WEST LINE OF SAID FOX VALLEY VILLAGE UNIT 27) TO THE SOUTHERLY LINE OF OGDEN AVENUE (U.S. ROUTE 34) PER PLAT OF HIGHWAY FOR THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, FAP 311 JOB NO. R- 91-0117-91 (THE FOLLOWING 3 COURSES ARE ALONG SAID SOUTHERLY LINE); THENCE SOUTH 67 DEGREES 10 MINUTES 48 SECONDS WEST, 1234.63 FEET; THENCE NORTH 22 DEGREES 33 MINUTES 37 SECONDS WEST, 5.00 FEET; THENCE SOUTH 66 DEGREES 40 MINUTES 17 SECONDS WEST, 17.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28 DEGREES 48 MINUTES 40 SECONDS EAST, 189.89 FEET; THENCE SOUTH 67 DEGREES 10 MINUTES 48 SECONDS WEST, 324.18 FEET; THENCE NORTH 22 DEGREES 49 MINUTES 12 SECONDS WEST, 186.15 FEET TO AFOREMENTIONED SOUTHERLY LINE; THENCE NORTH 66 DEGREES 40 MINUTES 17 SECONDS EAST, 304.37 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.



With Side-Load

Typical 4-Unit Townhome Building Detail
Scale: 1" = 20'



All Rear-Load

Typical 4-Unit Townhome Building Detail
Scale: 1" = 20'

NORTH
Scale: 1" = 40'

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