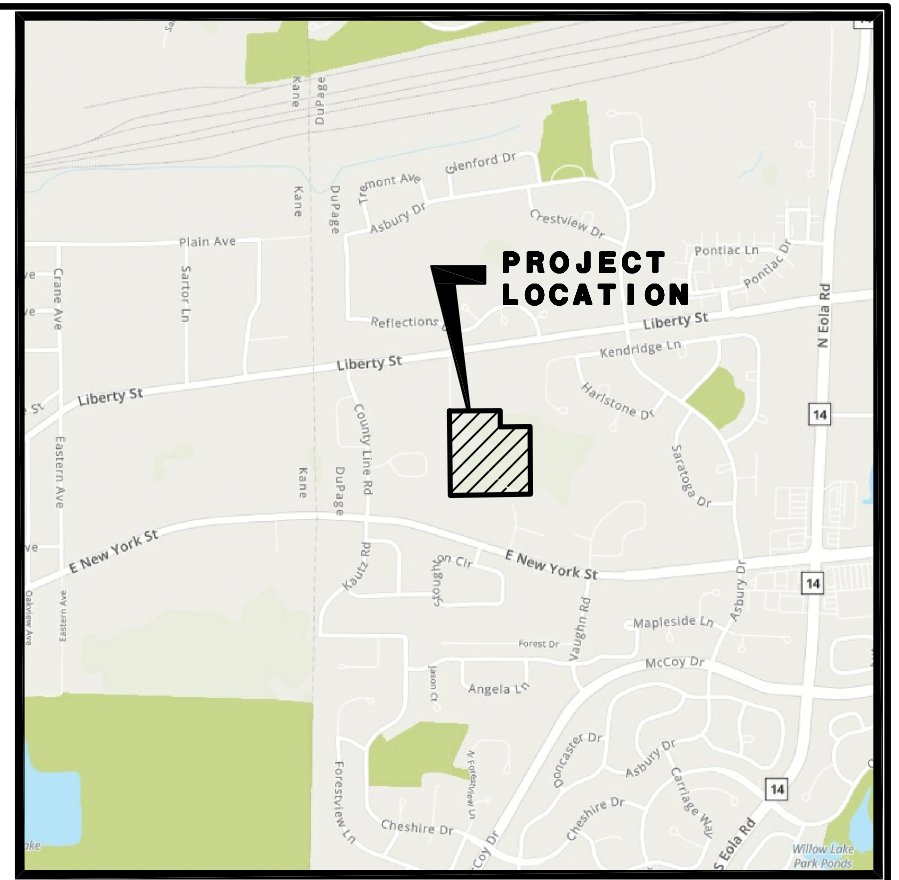
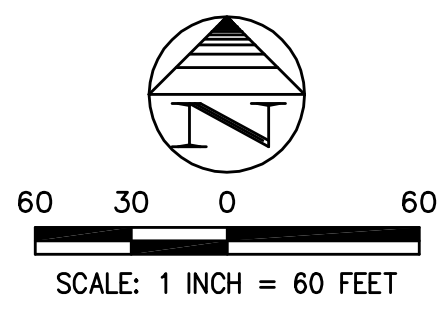


PRELIMINARY PLAN FOR **LIBERTY MEADOWS** AURORA, ILLINOIS

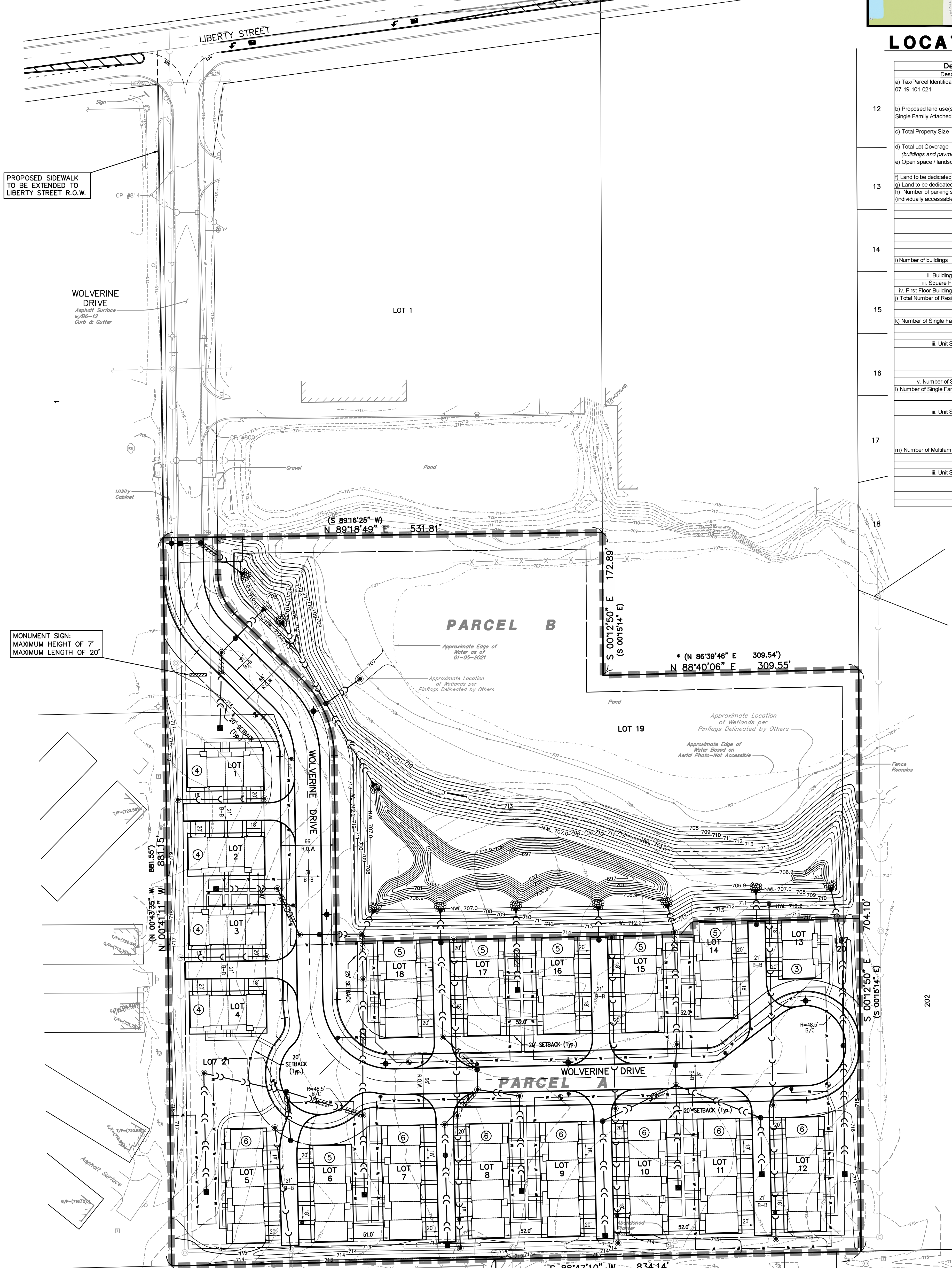


LOCATION MAP



PARCEL DESCRIPTION

LOT 2 IN LIBERTY STREET BUSINESS PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 21, 2001 AS DOCUMENT NUMBER R2001-283291, IN DUPAGE COUNTY, ILLINOIS.



Development Data Table		
Description	Value	Unit
a) Tax/Parcel Identification Number(s) (Pins): 07-19-101-021		
12	b) Proposed land use(s): Single Family Attached	
c) Total Property Size: 15.66 Acres		
d) Total Lot Coverage (buildings and pavement): 217680 Square feet		
e) Open space / landscaping: 464260 Square feet		
f) Land to be dedicated to the School District: 0 Acres		
g) Land to be dedicated to the Park District: 0 Acres		
13	h) Number of parking spaces provided (individually accessible): 182 spaces	
i) surface parking lot: 0 spaces		
perpendicular: 0 spaces		
parallel: 0 spaces		
angled: 0 spaces		
handicapped: 0 spaces		
ii enclosed: 182 spaces		
iii bike: 0 racks		
14	j) Number of buildings: 0	
i Number of stories: 0 stories		
ii Building Square Footage (typical): 0 square feet		
iii Square Footage of retail floor area: 0 square feet		
iv First Floor Building Square Footage (typical): 0 square feet		
k) Total Number of Residential Dwelling Units: 91 units		
i Gross Density: 5.81 du/acre		
ii Net Density: 6.81 Net Density		
15	l) 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): 0 square feet		
iv Bedroom Mix: 0% 1 bdr, 0% 2 bdr, 0% 3 bdr, 0% 4 bdr		
16	m) Number of Single Family Corner Lots: 0 units	
i Number of Single Family Attached Dwelling Unit: 91.00 units		
ii Gross Density: 5.81 du/acre		
iii Net Density: 6.81 Net Density		
iv Unit Square Footage (average): 1,950 square feet		
v Bedroom Mix: 0% 1 bdr, 0% 2 bdr, 100% 3 bdr, 0% 4 bdr		
17	n) Number of Multifamily Dwelling Units: 0 units	
i Gross Density: 0.00 du/acre		
ii Net Density: 0.00 Net Density		
iii Unit Square Footage (average): 0 square feet		
iv Bedroom Mix: 0% Efficiency, 0% 1 bdr, 0% 2 bdr, 0% 3 bdr		

PARCEL A:
9.36 Ac. / R-4A(C) ZONING
PARCEL B:
6.30 Ac. / OS-1(C) ZONING

MONUMENT SIGN:
MAXIMUM HEIGHT OF 7'
MAXIMUM LENGTH OF 20'

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

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.

PREPARED FOR:
PT LAND LLC
12 SALT CREEK LANE, SUITE 400
HINSDALE, IL 60521
(630) 887-1705



PREPARED BY:
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REVISIONS		
NO.	DATE	DESCRIPTION
1	04-13-22/JGC	REVISED LAYOUT AND ENGINEERING

DISC NO.: 904369 FILE NAME: PREOVER
DRAWN BY: JGC FLD. BK. / PG. NO.: ---
COMPLETION DATE: 02-11-22 JOB NO.: 904.369
XREF: TOPO PROJECT MANAGER: MAM