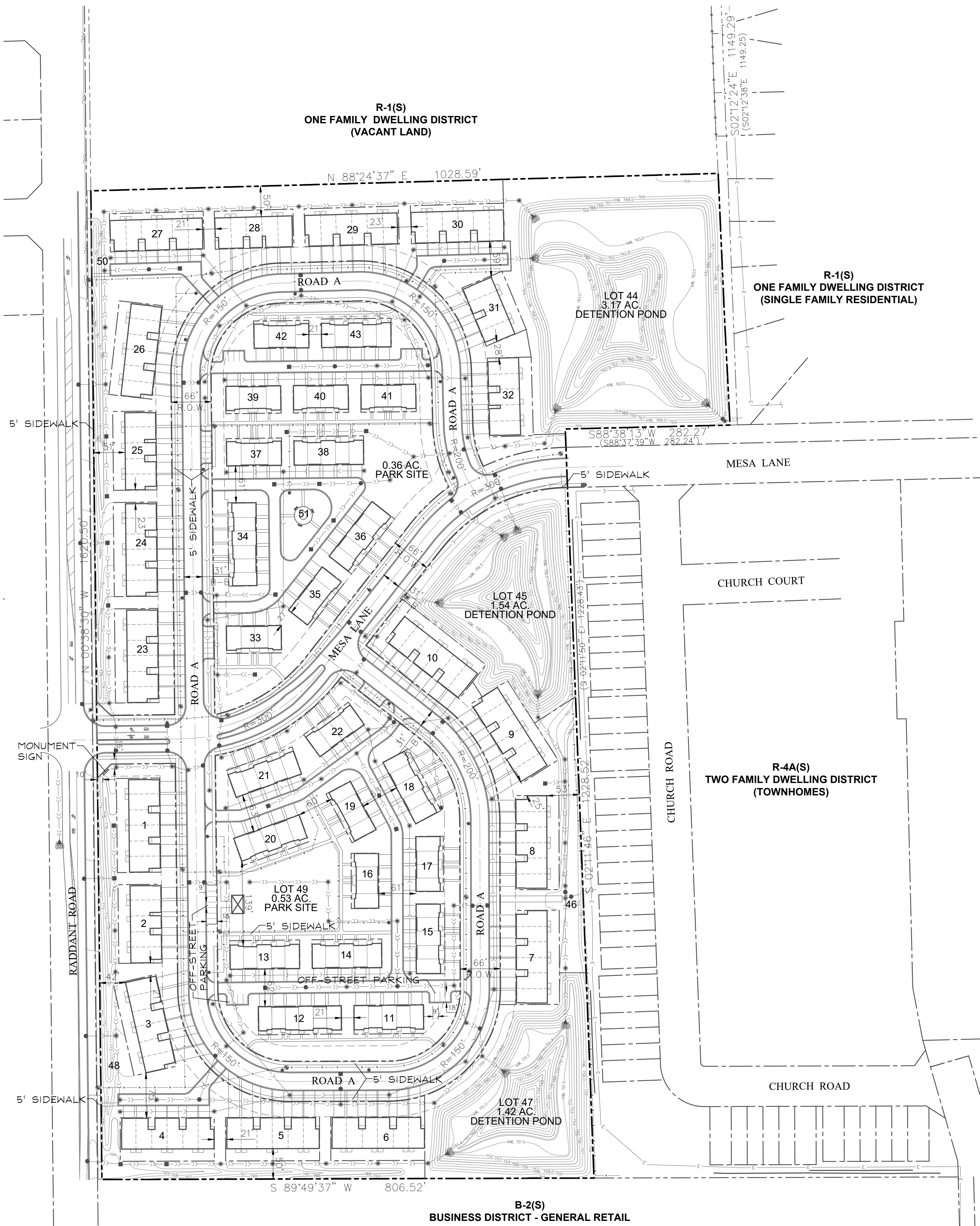


PRELIMINARY PLAN FOR ABBEY MEADOWS



LEGEND

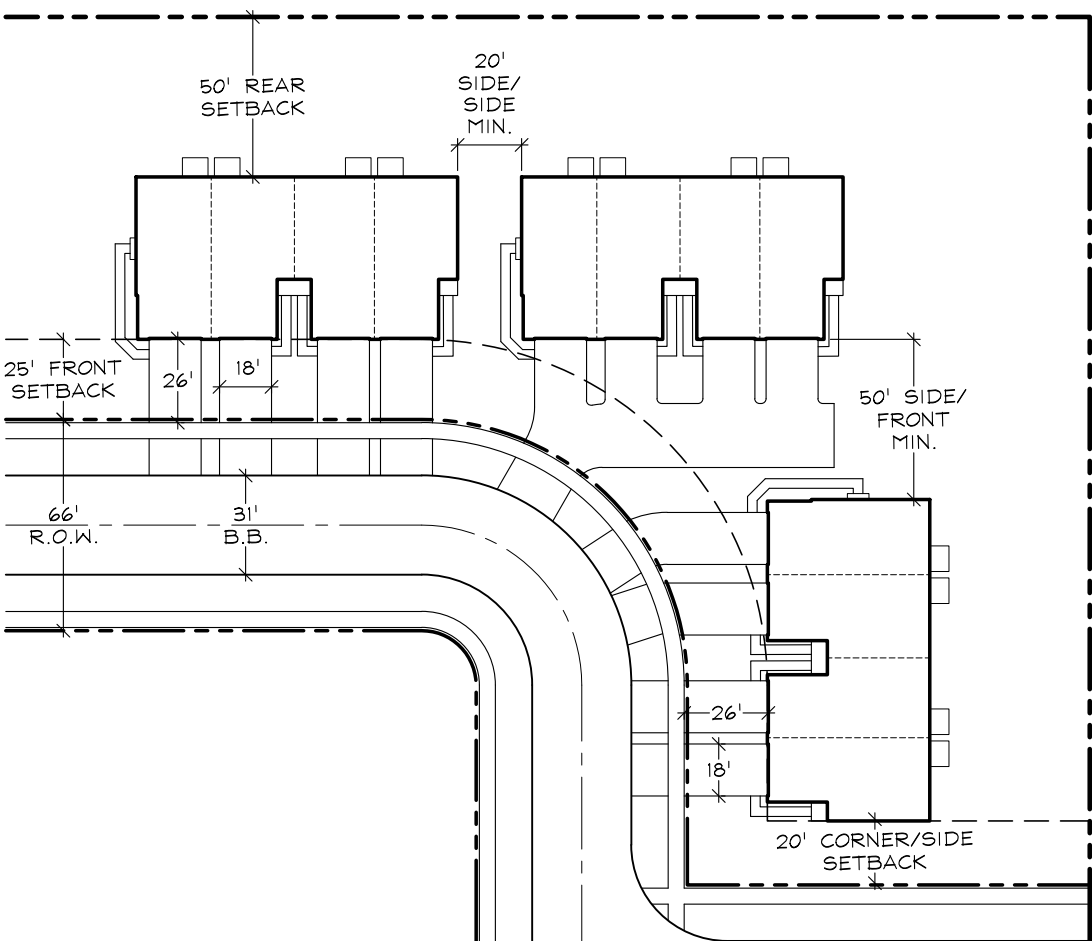
BOUNDARY	---
PROPERTY LINE	---
CENTERLINE	---
R.O.W. LINE	---
SETBACK LINE	---
EASEMENT LINE	---
CONTOUR	76.7
STORM SEWER	---
SANITARY SEWER	---
WATER MAIN	---
ELECTRIC	---
TELECOM	---
OVERHEAD WIRE	---
FENCE	---

SYMBOL LEGEND

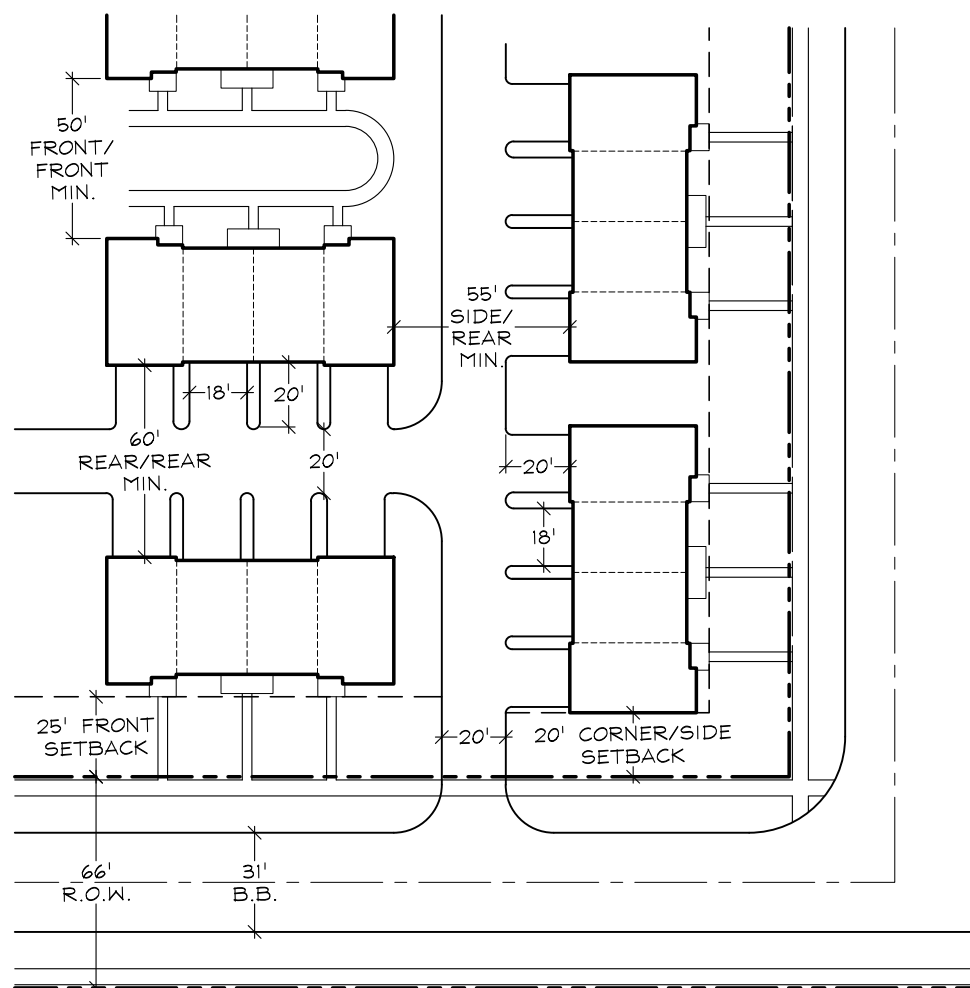
EXISTING	PROPOSED	DESCRIPTION
○	●	MANHOLE
□	■	CATCH BASIN
○	■	INLET
○	■	END SECTION
○	■	VALVE & BOX
○	■	WATER VALVE IN VAULT
○	■	FIRE HYDRANT
○	■	ELEVATIONS
○	■	STREET LIGHT
○	■	RIP-RAP



LOCATION MAP
SCALE: 1"=1200'



TYPICAL TRADITIONAL TOWNHOME
SCALE: 1"=60' (SETBACKS AND SEPARATIONS)



TYPICAL URBAN TOWNHOME
SCALE: 1"=60' (SETBACKS AND SEPARATIONS)

Development Data Table: Preliminary Plan

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 12-35-400-004			j) Total Number of Residential Dwelling Units	220	units
			i. Gross Density	6.90	du/acre
			ii. Net Density	6.90	Net Density
			k) Number of Single Family Dwelling Units	0	units
			i. Gross Density	0.00	du/acre
			iii. Unit Square Footage (average)	-	square feet
			iv. Bedroom Mix	0%	% 1 bdr
				0%	% 2 bdr
				20%	% 3 bdr
				80%	% 4 bdr
			v. Number of Single Family Corner Lots	0	units
			l) Number of Single Family Attached Dwelling Units	220	units
			i. Gross Density	6.90	du/acre
			iii. Unit Square Footage (average)	1,800	square feet
			iv. Bedroom Mix	0%	% 1 bdr
				0%	% 2 bdr
				100%	% 3 bdr
				0%	% 4 bdr
			m) Number of Multifamily Dwelling Units	0	units
			i. Gross Density	0.00	du/acre
			iii. Unit Square Footage (average)	-	square feet
			iv. Bedroom Mix	0%	Efficiency
				40%	% 1 bdr
				50%	% 2 bdr
				10%	% 3 bdr



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ABBEE MEADOWS
AURORA, ILLINOIS
PRELIMINARY PLAN FOR ABBEE MEADOWS

2 1.31.2025
1 12.06.2024
REVISIONS

DATE 10.18.2024
PROJECT NO. LN24199
DRAWN ZML
CHECKED REO
SHEET NO.

SP1.1