

CONCEPTUAL DEVELOPMENT PLAN

REDWOOD AURORA

Aurora, Illinois



SITE DATA

Current Zoning:	City of Aurora R2 (S)
Proposed Zoning:	City of Aurora R4 (S)
Total Site Area:	±34.80 Ac.
S.W.M.	±7.38 Ac.
Total Units	201 DU
Density	5.78 DU/Ac

UNIT BREAKDOWN:

Name	DU	%
(F) (M) Forestwood / Meadowood	81	40.3%
(C) Capewood	16	8.0%
(W) Willowood	57	28.4%
(H) Haydenwood	24	11.9%
(B) Breezewood	23	11.4%
Total	201	100%
(LO) Leasing Office		
(S) Sunroom		

TYPICAL DIMENSIONS:

Setbacks:			
West Property Line:	35'	Driveway Length:	22'
North Property Line:	40'	Private Street Width:	22'
East Property Line:	35'	Alley Width:	18'
Front Yard:		Sidewalk Width:	4'
Garage to Pavement:	22'	Building Separations (minimums):	
Building to Street:	20'	Side to side:	20'
(Haydenwood product only)		Rear to rear:	45' (50' Preferred)
Side Yard:		Side to rear:	40'
Garage to Pavement:	22'		
Building to Sidewalk:	15'		
Building to Street:	20'		

PARKING REQUIREMENTS:

Required:	
2 Spaces per dwelling unit	402 spaces
Provided:	
Garage spaces	402 spaces
Driveway spaces	402 spaces
Guest spaces	58 space
Total Spaces Provided:	862 spaces

Prepared For:



Prepared By:

Date: October 22, 2020
Revised: May 27, 2021
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