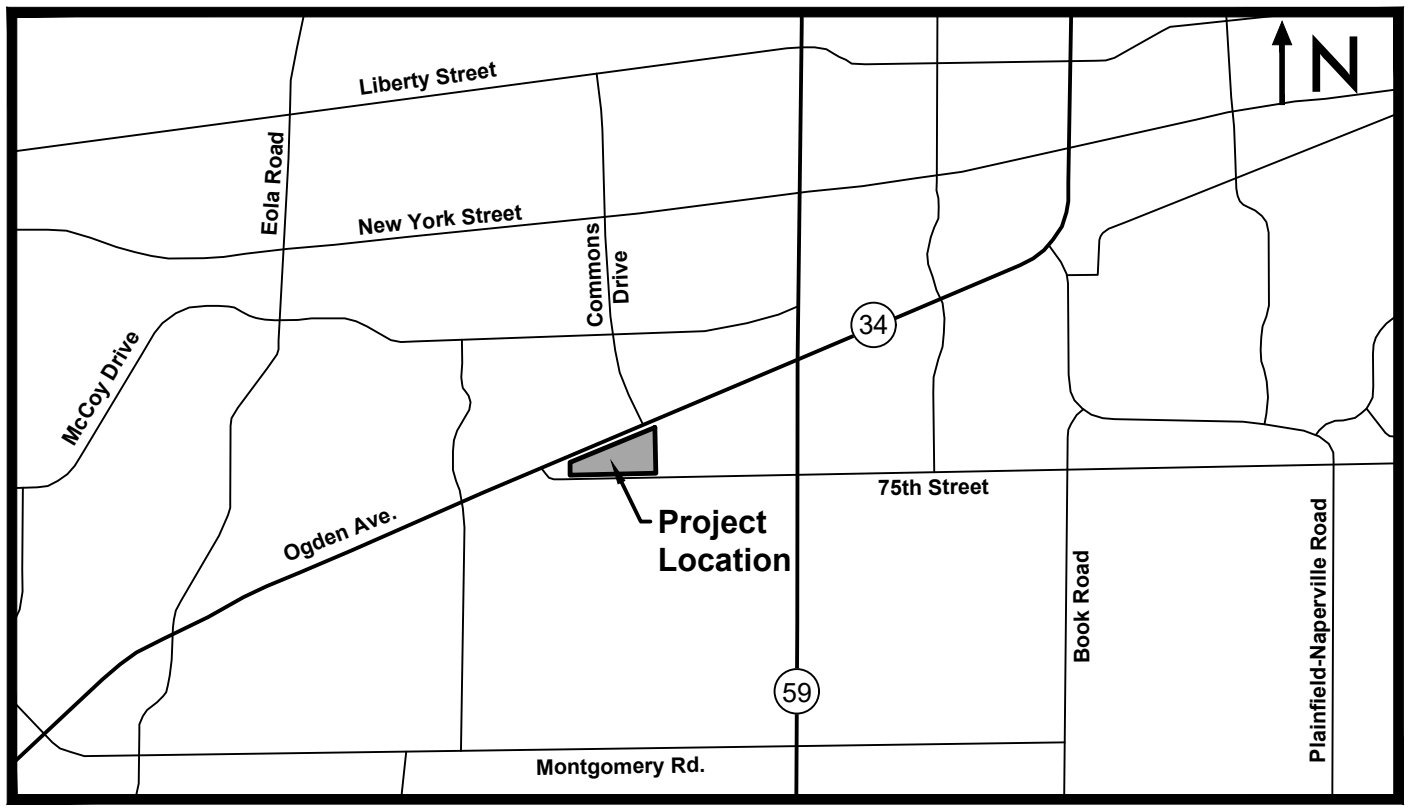
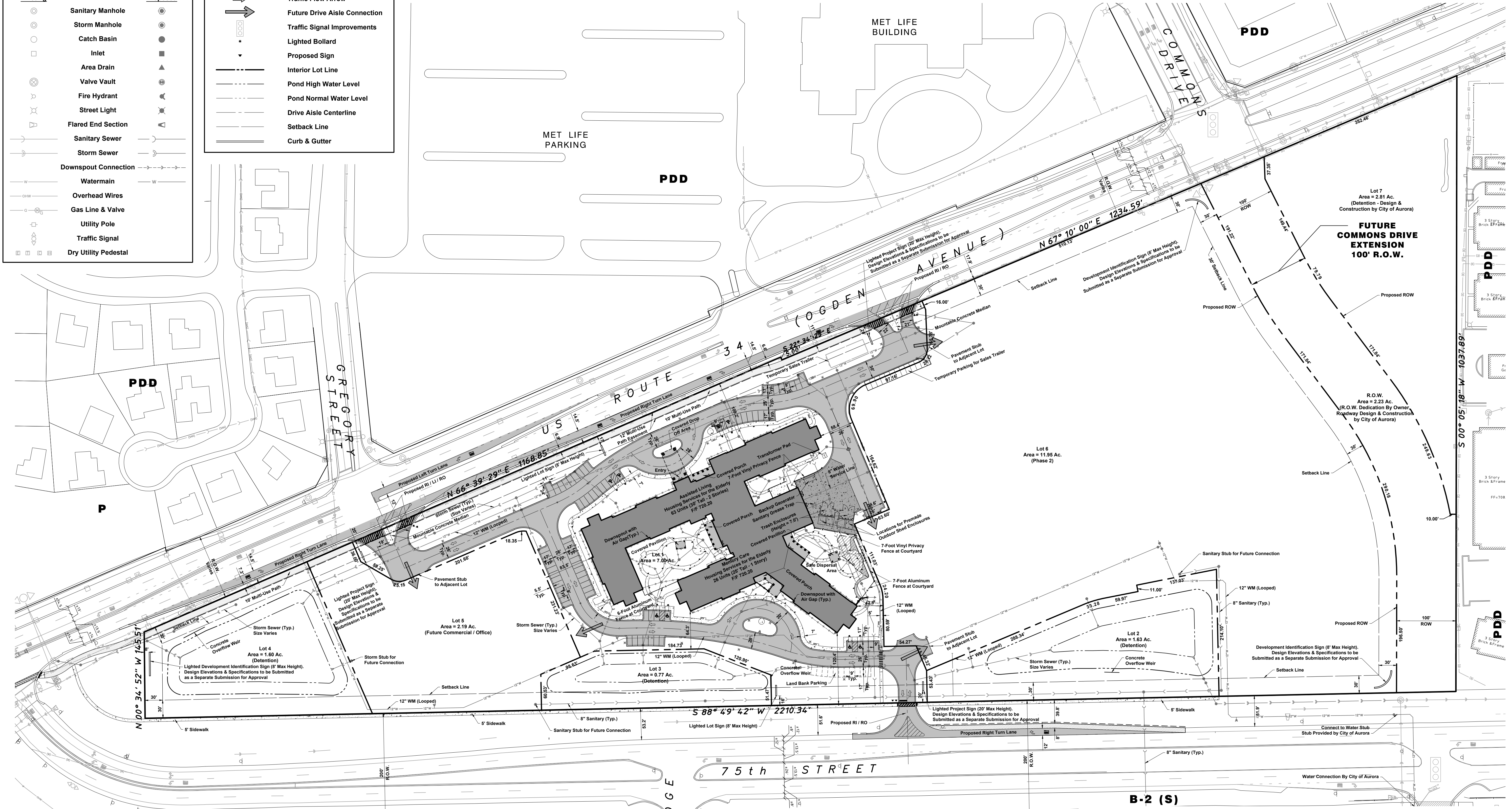


FINAL PLAN FOR LOT 1, 2, 3 AND 4 OF MELODY TOWN CENTER

UTILITY LEGEND	
Existing	Proposed

SITE LEGEND	
	Traffic Flow Arrow
	Future Drive Aisle Connection
	Traffic Signal Improvements
	Lighted Bollard
	Proposed Sign
	Interior Lot Line
	Pond High Water Level
	Pond Normal Water Level
	Drive Aisle Centerline
	Setback Line
	Curb & Gutter



B-2 (S)

B-2 (S)

ASSISTED LIVING & MEMORY CARE BUILDING (LOT 1)			
Development Data Table: Final Plan			
Description	Value	Unit	Description
a) Tax/Parcel Identification Number(s) (PINs): 07-28-101-007; 07-28-101-008			j) Total Number of Residential Dwelling Units
			i. Gross Density
			ii. Net Density
b) Proposed land use(s): Housing Services for the Elderly			k) Number of Single Family Dwelling Units
			i. Gross Density
			ii. Net Density
c) Total Property Size	7.00080349	Acres	iii. Unit Square Footage (average)
	304,955	Square feet	iv. Bedroom Mix
d) Total Lot Coverage (buildings and pavement)	191,059	Square feet	
e) Open space / landscaping	113,896	Square feet	v. Number of Single Family Corner Lots
	37%	Percent	i. Gross Density
f) Land to be dedicated to the School District	0	Acres	ii. Net Density
g) Land to be dedicated to the Park District	0	Acres	iii. Unit Square Footage (average)
h) Number of parking spaces provided (individually accessible)	76	spaces	iv. Bedroom Mix
i. surface parking lot	76	spaces	
perpendicular	68	spaces	
parallel	0	spaces	
angled	0	spaces	
handicapped	8	spaces	
ii. enclosed	0	spaces	
iii. bike	0	spaces	
Number of buildings	1		m) Number of Multifamily Dwelling Units
i. Number of stories	2	stories	i. Gross Density
ii. Building Square Footage (typical)	90,393	square feet	ii. Net Density
iii. Square Footage of retail floor area	0	square feet	iii. Unit Square Footage (average)
iv. First Floor Building Square Footage (typical)	61,197	square feet	iv. Bedroom Mix

Scale: 1" = 80'

Contract Purchaser & Petitioner:

Cedarwood Development

3200 WEST MARKET ST.
FAIRLAWN, OHIO 44333

P: 330-536-9971
F: 330-536-4591

Ben Dillards
VP of Senior Housing
Director of Development
(330) 714-5617

Contract Review Comments

2021-02-12

2021-02-18

2020-12-18

Revision

Date

No.

HAEGER ENGINEERING

consulting engineers • land surveyors

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Illinois Professional Design Firm License No. 184-00312

www.haegerengineering.com

FINAL PLAN FOR LOT 1, 2, 3 AND 4 OF MELODY TOWN CENTER

MELODY TOWN CENTER

CEDARWOOD DEVELOPMENT

CITY OF AURORA, DuPAGE COUNTY, ILLINOIS

Project Manager: J D T

Engineer: M D M

Date: 2020-11-19

Project No: 17 - 131

Sheet **SP1.0**