FINAL PLAN FOR
BARDWELL COMMUNITY SUBDIVISION

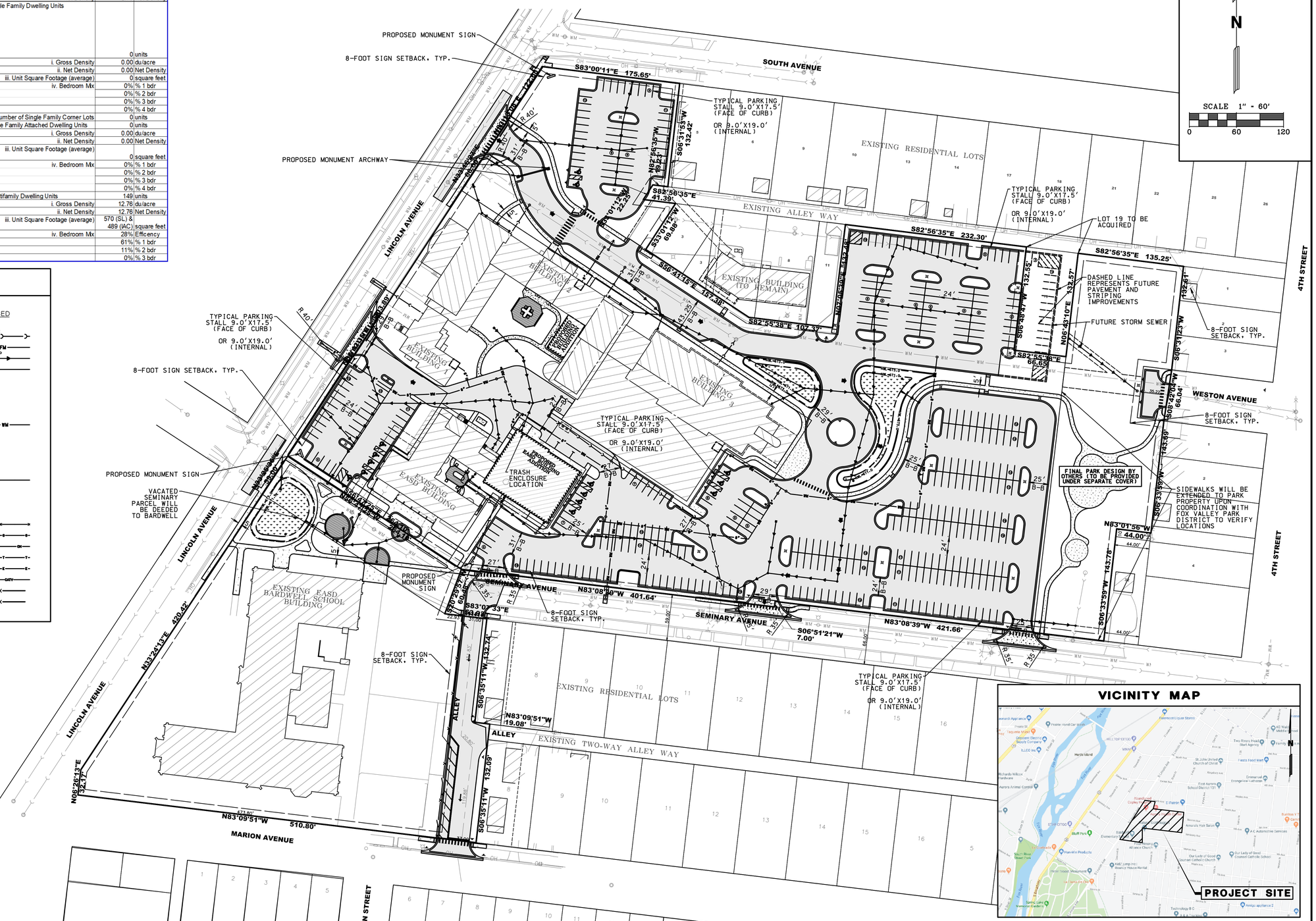
Development Data Table: Final Plan

Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-27-156-002; 15-27-156-003; 15-27-156-004; 15-27-156-005; 15-27-156-006; 15-27-156-007; 15-27-156-008; 15-27-156-009; 15-27-156-010; 15-27-156-011; 15-27-156-012; 15-27-156-013; 15-27-156-014; 15-27-156-015; 15-27-156-016; 15-27-156-031; 15-27-156-032; 15-27-156-033; 15-27-156-034; 15-27-156-035; 15-27-156-036; 15-27-156-037; 15-27-156-038; 15-27-156-043; 15-27-156-044; 15-27-156-045; 15-27-156-046; 15-27-156-047; 15-27-156-048; 15-27-156-049; 15-27-156-050; 15-27-156-051; 15-27-156-052; 15-27-155-036; 15-27-155-040; 15-27-155-041; 15-27-155-022; 15-27-155-023; 15-27-155-024; 15-27-155-025; 15-27-155-026; 15-27-155-027; 15-27-155-028; 15-27-155-030; 15-27-155-031		
b) Proposed land use(s): Retail, Offices, Senior Residential, Medical Offices, Assisted Care Residential		
c) Total Property Size	11.677686	Acres
	508680	Square feet
d) Total Lot Coverage *(buildings and pavment)*	320282	Square feet
	63%	Percent
e) Open space / landscaping	188398	Square feet
	37%	Percent
f) Land to be dedicated to the School District	0	Acres
g) Land to be dedicated to the Park District	1.3	Acres
h) Number of parking spaces provided (individually accessable)	426	spaces
i. surface parking lot	426	spaces
perpendicular	409	spaces
parallel	3	spaces
angled	0	spaces
handicapped	14	spaces
ii. enclosed	0	spaces
iii. bike	0	racks
i) Number of buildings	4	
i. Number of stories	1 to 8	stories
ii. Building Square Footage (typical)	284563	square feet
iii. Square Footage of retail floor area	3862	square feet
iv. First Floor Building Square Footage (typical)	75000	square feet

Description	Value	Unit
j) Total Number of Residential Dwelling Units	149	units
i. Gross Density	12.76	du/acre
ii. Net Density	12.76	Net Density
k) 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
v. Number of Single Family Corner Lots	0	units
l) Number of Single Family Attached 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
m) Number of Multifamily Dwelling Units	149	units
i. Gross Density	12.76	du/acre
ii. Net Density	12.76	Net Density
iii. Unit Square Footage (average)	570 (SL) & 489 (IAC)	square feet
iv. Bedroom Mix	28%	Efficency
	61%	% 1 bdr
	11%	% 2 bdr
	0%	% 3 bdr

LEGEND

	EXISTING	PROPOSED
SANITARY SEWER	8" PVC	8" PVC
FORCE MAIN	FM	FM
STORM SEWER	12" RCP	12" RCP
UNDERDRAIN	UD	UD
MANHOLE		
CATCH BASIN		
CLEANOUT		
WATER MAIN	WM	8" WM
VALVE VAULT		
VALVE BOX		
FIRE HYDRANT		
FLARED END SECTION		
INLET COMBINED SEWER		
STREET LIGHT/PARKING LOT LIGHT		
POWER POLE		
STREET SIGN		
FENCE		
GAS MAIN	G	G
OVERHEAD LINE	OH	OH
TELEPHONE LINE	T	T
ELECTRIC LINE	E	E
CABLE TV LINE	CATV	CATV
HIGH WATER LEVEL		HWL XXX
NORMAL WATER LEVEL		NWL XXX



VICINITY MAP

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CLIENT:

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346 N. LAKE STREET
AURORA, IL 60506

DATE	DESCRIPTION OF REVISION	BY
03/02/2020	UPDATED PER COA PLANNING COMMENTS	RNM
01/29/2020	UPDATED DEVELOPMENT DATA TABLE: FINAL PLAN	RNM

DESIGNED	OZ/RNM
DRAWN	DWP
APPROVED	RNM
DATE	01/10/2020
SCALE	1" = 60'

FINAL PLAN
BARDWELL COMMUNITY SUBDIVISION
AURORA, ILLINOIS

SHEET 1 OF 1

PROJECT NUMBER: 3730

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