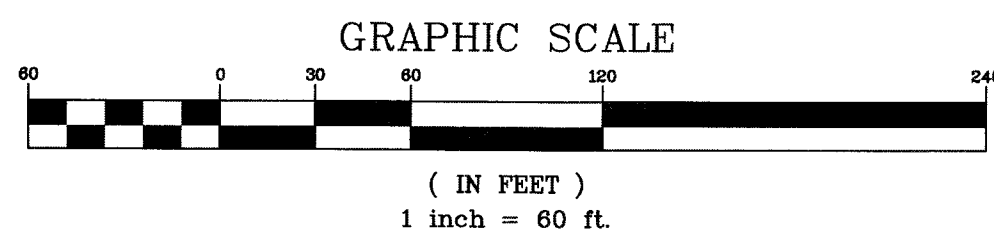


CURRENT P.I.N.:  
14-24-232-011  
14-24-276-029

# PRELIMINARY PLAT FOR BICKFORD OF AURORA

THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH,  
RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

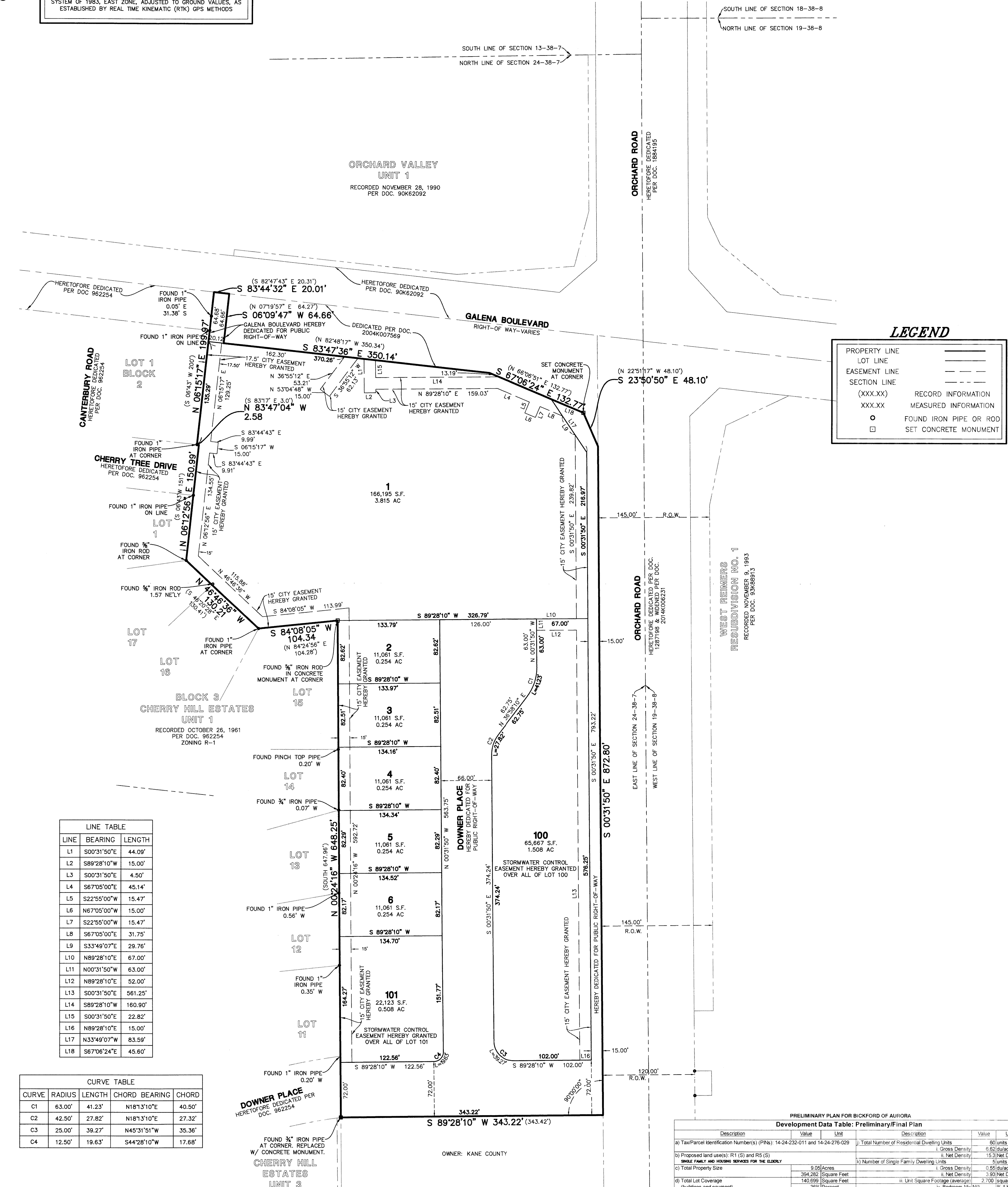
CITY RESOLUTION: \_\_\_\_\_ PASSED ON: \_\_\_\_\_



## BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL TIME KINEMATIC (RTK) GPS METHODS

5  
OF AURORA  
ILLINOIS



### LEGEND

PROPERTY LINE	---
LOT LINE	---
EASEMENT LINE	---
SECTION LINE	---
(XXX.XX)	RECORD INFORMATION
XXX.XX	MEASURED INFORMATION
○	FOUND IRON PIPE OR ROD
□	SET CONCRETE MONUMENT

### LINE TABLE

LINE	BEARING	LENGTH
L1	S00°31'50"E	44.09'
L2	S89°28'10"W	15.00'
L3	S00°31'50"E	4.50'
L4	S67°05'00"E	45.14'
L5	S22°55'00"W	15.47'
L6	N67°05'00"W	15.00'
L7	S22°55'00"W	15.47'
L8	S67°05'00"E	31.75'
L9	S33°49'07"E	29.76'
L10	N89°28'10"E	67.00'
L11	N00°31'50"W	63.00'
L12	N89°28'10"E	52.00'
L13	S00°31'50"E	561.25'
L14	S89°28'10"W	160.90'
L15	S00°31'50"E	22.82'
L16	N89°28'10"E	15.00'
L17	N33°49'07"W	83.59'
L18	S67°06'24"E	45.60'

### CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	63.00'	41.23'	N181°31'0"E	40.50'
C2	42.50'	27.82'	N181°31'0"E	27.32'
C3	25.00'	39.27'	N45°31'51"W	35.36'
C4	12.50'	19.63'	S44°28'10"W	17.68'

## GENERAL NOTES

- ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
- DENOTES CONCRETE MONUMENTS.
- IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8" X 24" LONG IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE UNLESS SHOWN OTHERWISE.

### PRELIMINARY PLAN FOR BICKFORD OF AURORA

#### Development Data Table: Preliminary/Final Plan

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 14-24-232-011 and 14-24-276-029			j) Total Number of Residential Dwelling Units	60	units
b) Proposed land use(s): R1 (S) and R5 (S)			i) Gross Density	6.62	du/acre
c) Total Property Size	9.05	Acres	ii) Net Density	15.31	Net Density
d) Total Lot Coverage (buildings and pavement)	394,282	Square Feet	k) Number of Single Family Dwelling Units	5	units
e) Open space / landscaping	253,983	Square Feet	l) Gross Density	0.55	du/acre
f) Land to be dedicated to the School District	N/A	Acres	iii) Net Density	3.93	Net Density
g) Land to be dedicated to the Park District	N/A	Acres	iv) Unit Square Footage (average)	2,700	square feet
h) Number of parking spaces provided (individually accessible)	41	spaces	v) Bedroom Mix	% 1 bdr	
i) surface parking lot	41	spaces	vi) Bedroom Mix	% 2 bdr	
perpendicular	39	spaces	vii) Bedroom Mix	% 3 bdr	
parallel	0	spaces	viii) Bedroom Mix	% 4 bdr	
angled	0	spaces	ix) Net Density	N/A	du/acre
handicapped	2	spaces	x) Unit Square Footage (average)	N/A	square feet
enclosed	0	spaces	xi) Bedroom Mix	% 1 bdr	
open	0	spaces	xii) Bedroom Mix	% 2 bdr	
ii. bike	0	spaces	xiii) Bedroom Mix	% 3 bdr	
iii. other	0	spaces	xiv) Bedroom Mix	% 4 bdr	
iii) Number of buildings	6	units	xv) Number of Multifamily Dwelling Units	N/A	units
i. Number of stories	1	stories	i. Gross Density	N/A	du/acre
ii. Building Square Footage (average)	38,000	square feet	ii. Net Density	N/A	Net Density
iii. Gross Floor Area of commercial use (N/A)	N/A	square feet	iii. Unit Square Footage (average)	N/A	square feet
iv. Building Foundation perimeter (Typical)	1147	Linear Footage	iv. Bedroom Mix	N/A	Efficiency
			v. Bedroom Mix	% 1 bdr	
			vi. Bedroom Mix	% 2 bdr	
			vii. Bedroom Mix	% 3 bdr	
			viii. Bedroom Mix	% 4 bdr	

**BICKFORD OF AURORA**  
CITY OF AURORA, ILLINOIS  
PRELIMINARY PLAT

OWNER: MR. JAY LEVIN, MEMBER  
PRINCIPAL CAPITAL AURORA, LLC  
844 CORPORATE WOODS PARKWAY  
VERNON HILLS, IL 60061

PETITIONER: MR. RICHARD EBY  
DIRECTOR OF DEVELOPMENT  
NH-BICKFORD RE, LLC  
4760 BROADWAY, SUITE 240  
KANSAS CITY, MO 64112

700 Springfield Drive, Lombard, IL 60148 ph: 630.691.8500 fx: 630.691.8585 manhard.com  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
07-31-15	REVISED PER CITY COMMENTS	LWD
07-09-15	REVISED PER CITY COMMENTS	SJP