



Beach St

Claim St

**Legend**

 Subject Property

**Zoned R-3 One Family Dwelling District**

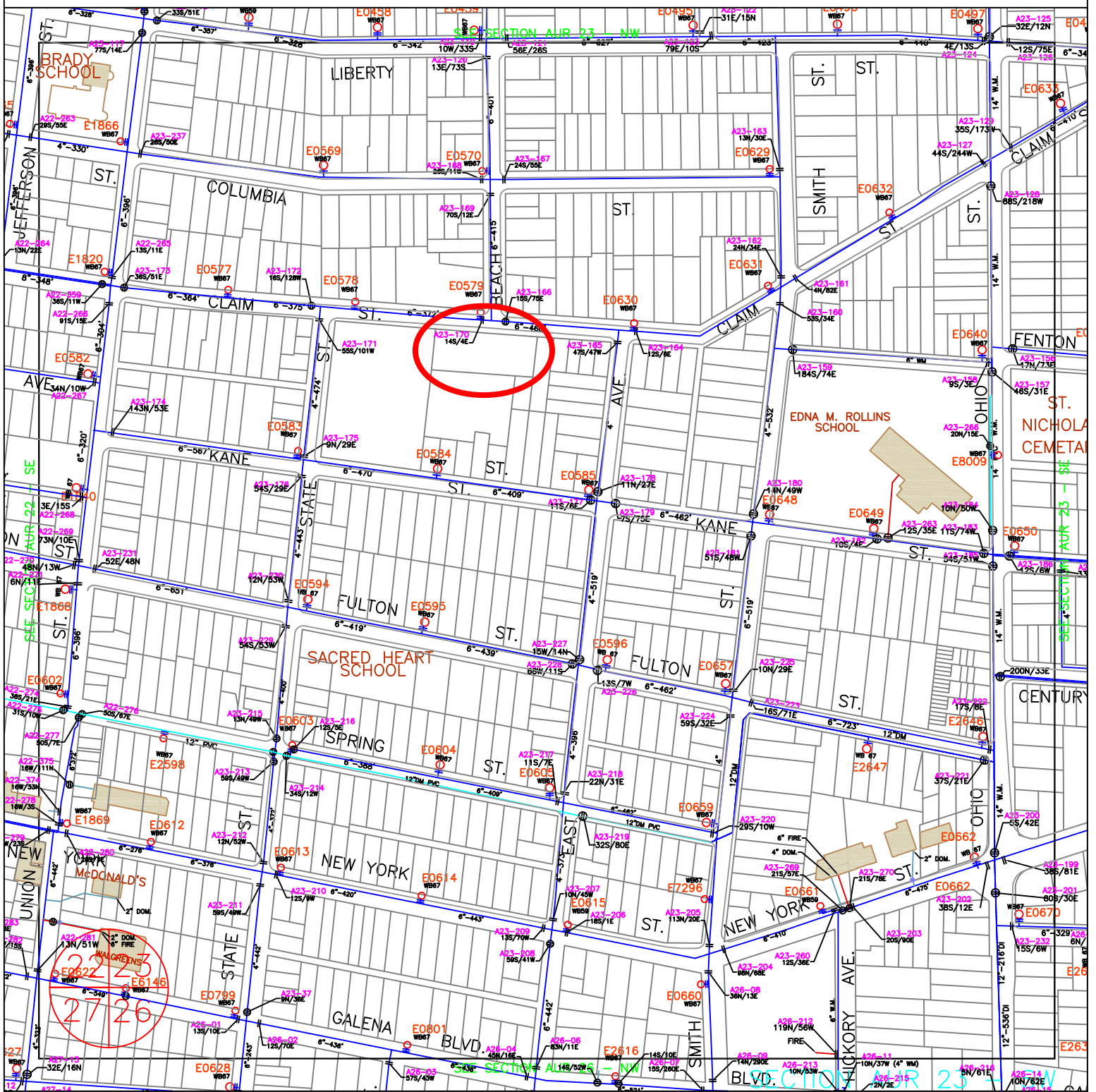


City of Aurora  
44 E Downer Pl



# WATER ATLAS

# AUR 23 SW



CITY OF AURORA  
ENGINEERING  
44 E. DOWNER, AURORA, IL

DRAWN BY: JJ

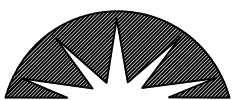
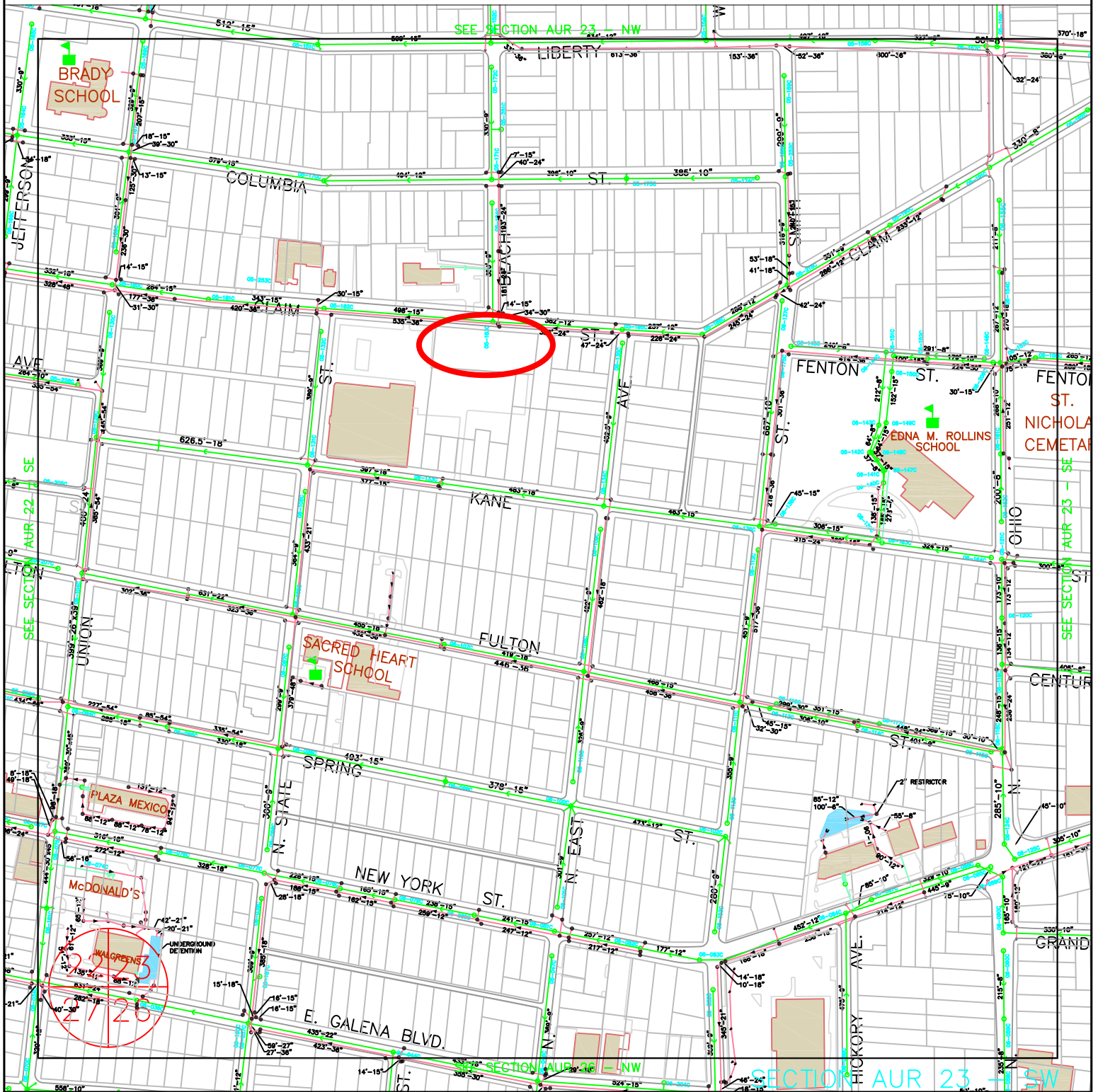
APPROVED BY: LES

DATE: 2/2017

FILE NAME: WATER ATLAS

# SEWER ATLAS

# AUR 23 SW



CITY OF AURORA  
ENGINEERING  
44 E. DOWNER PLACE

DRAWN BY:	JJ	APPROVED BY:	LES
DATE:	2/2016	FILE NAME:	SEWER ATLAS

# PROPERTY SHEET FOR 801 CLAIM STREET

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## PROPERTY INFORMATION

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**Parcel Number:** 15-23-304-028

**Zoning:** R-3 One Family Dwelling Distict

**Historic District:** No

**Approximately Lot Size:** 3 lots at 8,905 sqft and 1 lot at 8,924sqft

## ZONING REQUIREMENTS

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### Setbacks:

**Front Yard:** 25 feet

**Side Yard:** 8 feet

**Rear Yard:** 30 feet

**Exterior Side Yard:** N/A

**Exterior Rear Yard:** N/A

### Infill Guidelines:

2 story- Detached 2 car garage in rear yard - porch preferred -25' setback allowed.

## PROPOSED USE:

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### Desire Use:

Property is being subdivided into 4 parcels. The final subdivision plat has been approved by City Council but has not been recorded. The buyer of the four lots will need to submit an overall grading plan to the City of Aurora for review and approval before the first house permit is submitted. Upon the approval of the overall 4-lot grading plan, the design engineer will then sign the surface water statement on the subdivision plat and the plat can be recorded. City Desires four Two-Story Home on slab with a detached garage on each parcel similar to properties on within the neighborhood. Minimum floor area should not be less than 950 feet.

## MISCELLANOUS INFORMATION

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### Enviromental Disclosure:

Please review the EPI Oct 12, 2023 Phase II environmental disclosure and recommendations for soil removal and/or engineered barriers.

Additional investigations would be warranted to further characterize the subsurface conditions and delineate the extent of impacted soil at the subject property. Impacted soil shall be disposed of at a licensed, operating Subtitle D landfill in the event that the impacted soils are disturbed or removed from the subject property.

**Utilities:** Overhead

**Engineering:**

The property is located within the Special Sanitary Sewer Population Equivalent (P.E) Use Fee area (Sanitary Recapture Area). Development and/or construction of new resident building within this area is subject to a PE Use Fee. More information on this recapture area can be found on the city website. The PE Use Fee Amount will be determined at the time of the building permit. An overall engineering site plan, showing the existing/ proposed grading, existing & proposed utility service connections, and driveway location, will need to be prepared by a licensed professional civil engineer. The engineered site plan shall be provided to the City Engineering Division for review and approval. A stormwater permit application will need to be provided along with the engineered site plan. Stormwater detention is NOT required, however, stormwater mitigations/BMPs will need to be incorporated in the overall site design. The BMPs should be shown on the engineering site plan.