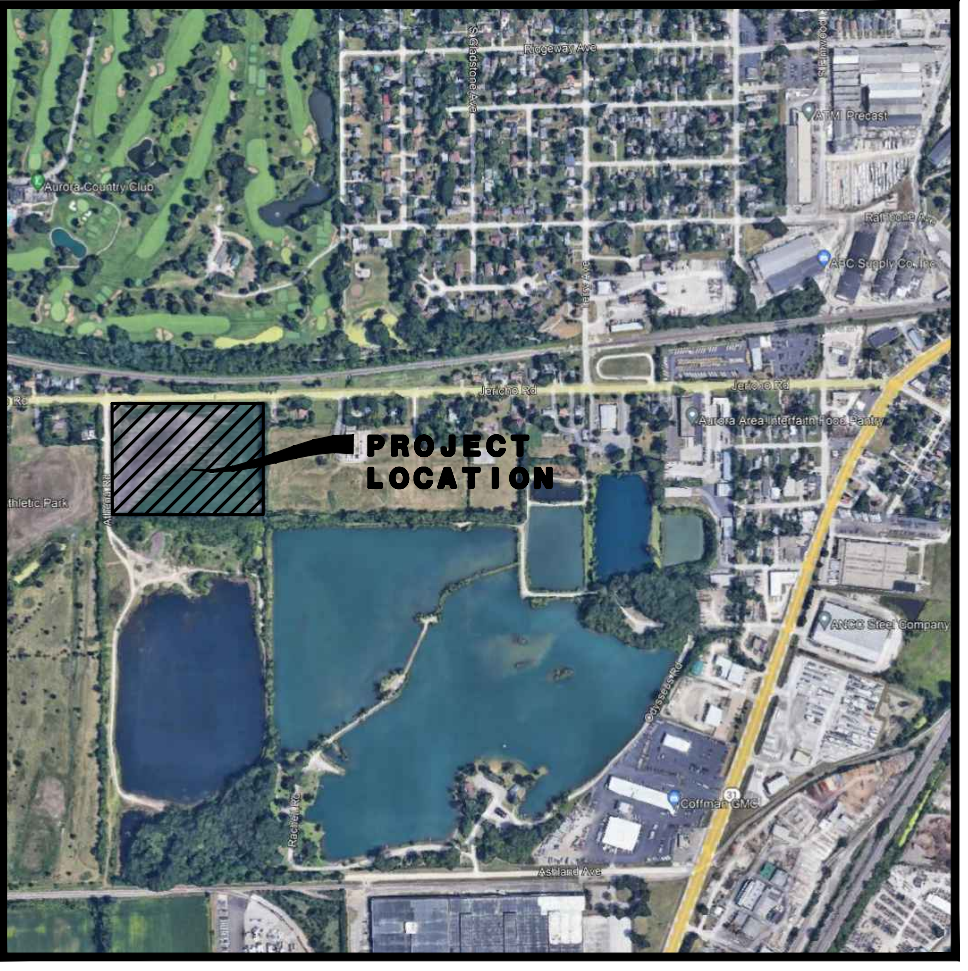
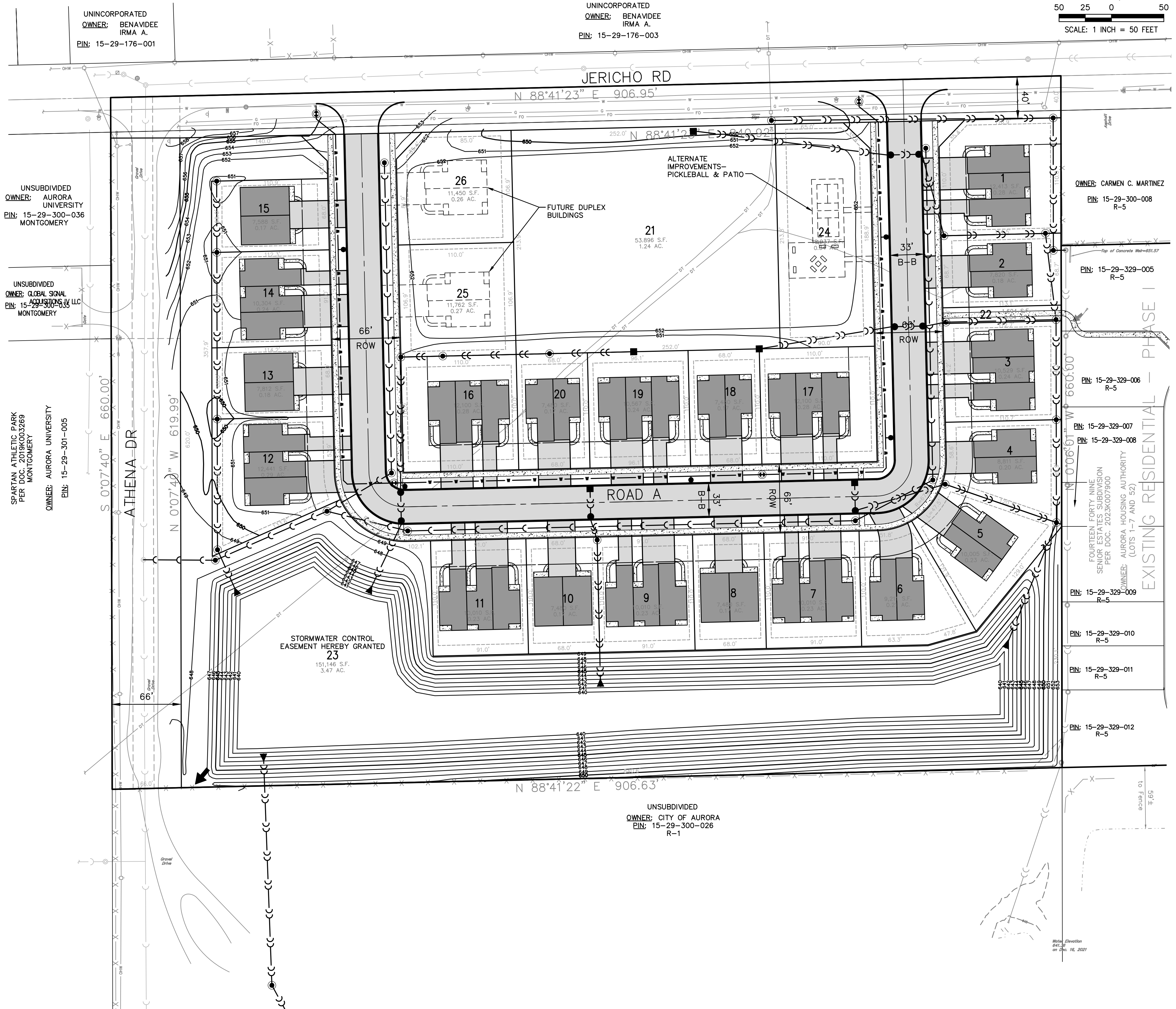
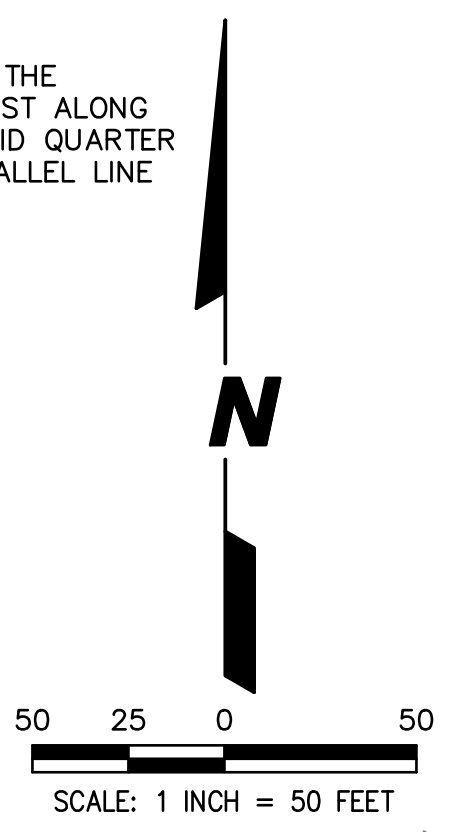


# PRELIMINARY PLAN FOR 1449 SENIOR ESTATES PHASE 2



**LOCATION MAP**

LEGAL DESCRIPTION  
 THAT PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION 412.50 FEET FOR THE POINT OF BEGINNING; THENCE WEST ALONG SAID NORTH LINE 907.50 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION 660.00 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 907.50 FEET TO A LINE DRAWN SOUTH, PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION, FROM THE POINT OF BEGINNING; THENCE NORTH ALONG SAID PARALLEL LINE 660.00 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.



| Description  | Value      | Unit        | Description                                   | Value | Unit        |
|--|------------|-------------|---|-------|-------------|
| a) Tax/Parcel Identification Number(s) (PINs): 15-29-30-007                        |            |             | j) Total Number of Residential Dwelling Units | 54    | units       |
| b) Proposed land use(s): Two and Three Unit Duplexes and Triplexes - Single Family |            |             | i. Gross Density                              | 3.93  | du/acre     |
| c) Total Property Size   | 13.7300046 | Acres       | ii. Net Density                               | 10.00 | Net Density |
| d) Total Lot Coverage (buildings and pavement)                                     | 349,194    | Square feet | k) Number of Single Family Dwelling Units     | 54    | units       |
| e) Open space / landscaping  | 248,885    | Square feet | i. Gross Density                              | 0.00  | du/acre     |
| f) Land to be dedicated to the School District                                     | 42%        | Percent     | iii. Unit Square Footage (average)            | -     | square feet |
| g) Land to be dedicated to the Park District                                       | 0          | Acres       | iv. Bedroom Mix                               | 0%    | % 1 bdr     |
| h) Number of parking spaces provided (individually accessible)                     | 54         | spaces      | v. Number of Single Family Corner Lots        | 4     | units       |
| i. surface parking lot   | 54         | spaces      | i. Gross Density                              | 3.93  | du/acre     |
| perpendicular  | 54         | spaces      | iii. Unit Square Footage (average)            | 2,829 | square feet |
| parallel   | 0          | spaces      | iv. Bedroom Mix                               | 84%   | % 1 bdr     |
| angled   | 0          | spaces      |   | 16%   | % 2 bdr     |
| handicapped  | 0          | spaces      |   | 10%   | % 3 bdr     |
| ii. enclosed   | 0          | spaces      |   | 0%    | % 4 bdr     |
| iii. bike racks  | 0          | spaces      | m) Number of Multifamily Dwelling Units       | 0     | units       |
| i. Number of buildings   | 0          | buildings   | i. Gross Density                              | 0.00  | du/acre     |
| ii. Number of stories  | 0          | stories     | iii. Unit Square Footage (average)            | -     | square feet |
| iii. Building Square Footage (typical)   | -          | square feet | iv. Bedroom Mix                               | 0%    | Efficiency  |
| iv. Square Footage of retail floor area  | 0          | square feet |   | 40%   | % 1 bdr     |
| v. First Floor Building Square Footage (typical)                                   | -          | square feet |   | 50%   | % 2 bdr     |
|  |            |             |   | 10%   | % 3 bdr     |

**MINIMUM DESIGN STANDARDS**  
**Single Family Detached**  
**PROPOSED MINIMUM SETBACKS**

|                                   |     |
|-----------------------------------|-----|
| Front Yard                        | 25' |
| Rear Yard                         | 20' |
| Exterior Side Yard Corner Lot     | 15' |
| Exterior Side Yard Reverse Corner | N/A |
| Interior Side Yard                | 6'  |

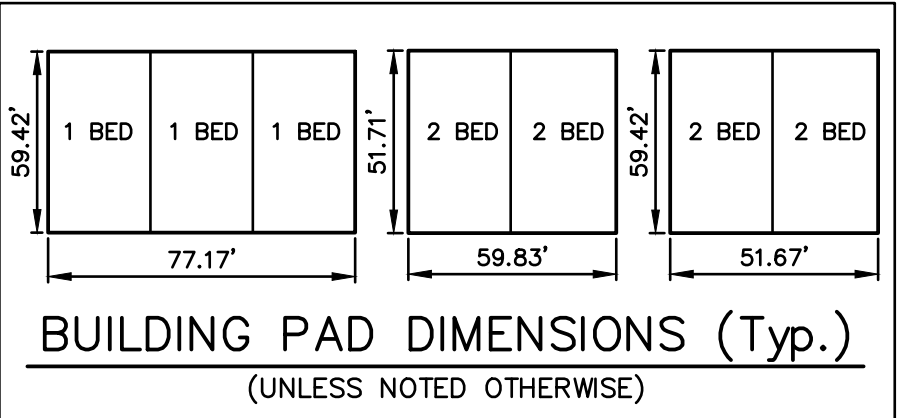
**UTILITY NOTES:**

- ALL STORM SEWER TO BE SIZED AT THE TIME OF FINAL ENGINEERING.
- ALL WATERMAIN IS 8" D.I.W.M. CLASS 52 UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER IS 8" P.V.C. SDR 26 UNLESS OTHERWISE NOTED.
- EACH UNIT TO HAVE ITS OWN 1" DIA. WATER SERVICE AND 6" DIA. SANITARY SERVICE.
- ALL UNITS WILL HAVE A FIRE SPRINKLING SYSTEM FOR FIRE SUPPRESSION.

OWNER/PETITIONER:  
**NORTHERN LIGHTS DEVELOPMENT CORPORATION**  
 1449 JERICHO CIRCLE  
 AURORA, IL 60506  
 (630) 701-9983

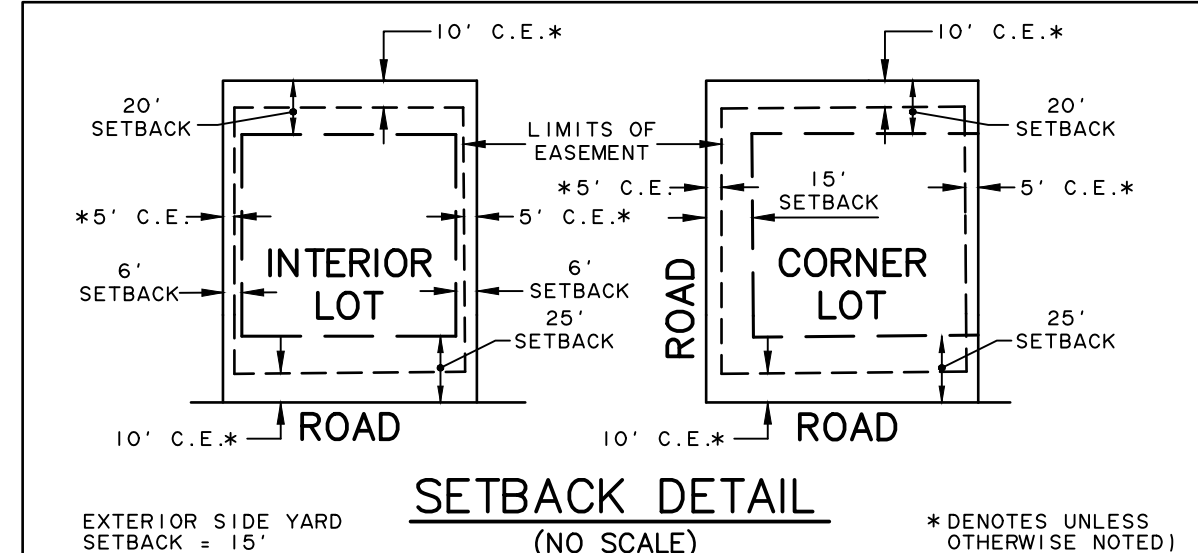
PREPARED BY:  
**CEMCON, Ltd.**  
 Consulting Engineers, Land Surveyors & Planners  
 2280 White Oak Circle, Suite 100  
 Aurora, Illinois 60502-9675  
 PH: 630.862.2100 FAX: 630.862.2199  
 E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 904390 FILE NAME: CONCEPT PH2  
 DRAWN BY: BCD FLD. BK. / PG. NO.: BK./PG.  
 COMPLETION DATE: 02-06-2026 JOB NO.: 904.390  
 XREF : TOPO PROJECT MANAGER : KTS



**SITE DATA**

|                                 |             |
|---------------------------------|-------------|
| A. TOTAL AREA                   | 13.73 AC. ± |
| B. EXTERNAL R.O.W.              | 1.77 AC. ±  |
| C. INTERNAL R.O.W.              | 1.85 AC. ±  |
| D. LOT 21                       | 1.24 AC. ±  |
| E. LOT 22                       | 0.04 AC. ±  |
| F. LOT 23 STORMWATER MANAGEMENT | 3.47 AC. ±  |
| G. NO. OF LOTS (DETACHED)       | 24          |
| H. NO. OF UNITS (ATTACHED)      | 50          |



**REVISIONS**

| NO.          | DATE                                    | DESCRIPTION |
|--------------|---|-------------|
| 03-17-26/BCD | PER CITY REVIEW LETTER DATED 03-09-2026 |             |
| 03-31-26/BCD | PER CITY REVIEW LETTER DATED 03-27-2026 |             |

**LINE LEGEND**

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- BUILDING LINE (Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)