

AREA TABLE		
LOT 1	1,104,717.86 SQ. FT.	25.36 ACRES
LOT 2	408,889.36 SQ. FT.	9.39 ACRES
BLANKET EASEMENT AREA	960,498 SQ. FT.	22.05 ACRES

PRELIMINARY PLAT  
FOR  
***REDWOOD OF AURORA W. INDIAN TRAIL ROAD***  
PARCEL DESCRIPTION

**CITY RESOLUTION, \_\_\_\_\_**  
**PASSED ON, \_\_\_\_\_**

[illegible]

ALSO EXCEPTING FROM SAID PARCELS 1 AND 2 THAT PART DEDICATED TO THE CITY OF AURORA BY DEDICATION RECORDED FEBRUARY 11, 2003 AS DOCUMENT 2003K026503

## NOTES

LOT NUMBERING HEREON IS CONSISTENT WITH THE PREDEFINED LOT NUMBERING SCHEME FOR THE ENTIRE REDWOOD DEVELOPMENT. THERE IS NO BLOCK 1 AS REQUESTED BY CLIENT.

3/4" INCH IRON PIPE OR MAG NAIL SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

DIMENSIONS ENCLOSED WITH ( ) ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.

ALL EASEMENTS WILL BE GRANTED UNLESS OTHERWISE NOTED.










P.E. - INDICATES PUBLIC UTILITY & CITY  
EASEMENT WILL BE GRANTED. SEE  
PROVISIONS FOR DETAILS.

BLANKET CITY EASEMENT AND UTILITY EASEMENT GRANTED OVER LOT 1 AND LOT 2 WITH  
EXCEPT AREAS IDENTIFIED AS EXCEPTION TO THE BLANKET EASEMENTS.

BUILDING ENVELOPES WILL BE DIMENSIONED AND LOCATED AT FINAL PLAT (DEVELOPED AS  
ETBE).

EASEMENTS WILL BE GRANTED OVER STORMWATER MANAGEMENT FACILITIES AT FINAL PLAT.































**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)  
 SECTION LINE  
(Triple Dashed Lines)  
 PHASE LINE/LOT LINE  
(Heavy Dashed Lines)  
 FLOODPLAIN LINE  
(Heaviest Dashed Lines)

## ABBREVIATIONS

- |             |                                 |          |                    |
|-------------|---------------------------------|----------|--------------------|
| N.          | - NORTH                         | L. S. B. | - LANDSCAPE BUFFER |
| S.          | - SOUTH                         | REC.     | - RECORD           |
| E.          | - EAST                          | SEC.     | - SECTION          |
| W.          | - WEST                          | L.       | - ARC LENGTH       |
| NW.         | - NORTHWEST                     | R.       | - RADIUS           |
| DOC.        | - DOCUMENT                      | R. Q. W. | - RIGHT OF WAY     |
| MON.        | - MONUMENT                      | Ac.      | - ACRES            |
| O.          | - ON LINE                       | S. F.    | - SQUARE FEET      |
| B - B       | - BACK TO BACK                  | 1/4      | - QUARTER          |
| B. S. L.    | - BUILDING SETBACK              | B. C. C. | - BACK OF CURB     |
| E. T. B. E. | - EXCEPTION TO BLANKET EASEMENT | FIP      | - FOUND IRON PIPE  |
|             |                                 | E - E    | - EDGE TO EDGE     |

## LEGEND

- | <u>EXISTING</u>   | <u>PROPOSED</u>   | <u>DESCRIPTION</u>               |
|---|---|----------------------------------|
|  |  | MANHOLE                          |
|  |  | CATCH BASIN                      |
|   |  | INLET                            |
|   |  | CLEANOUT                         |
|   |  | SLOPE INLET BOX                  |
|  |  | HEADWALL                         |
|  |  | END SECTION                      |
|  |  | STORM SEWER                      |
|  |  | SANITARY SEWER                   |
|  |  | WATERMAIN                        |
|  |  | VALVE & BOX                      |
|  |  | WATER VALVE IN VAULT             |
|  |  | FIRE HYDRANT                     |
| ----  | ----  | CONTOURS                         |
| (ELEV)  | ELEV  | ELEVATIONS                       |
|  |  | STREET LIGHT                     |
|   |  | WATERMAIN PROTECTION             |
|   |  | SILT FENCE INLET PROTECTOR       |
|   |  | TEMPORARY STRAW BALE DITCH CHECK |
| ----  | ----  | SILT FENCE DITCH CHECK           |
|   |  | RIP-RAP                          |
|   |  | OVERFLOW ROUTE                   |

OWNER:  
STONER SHOPPING CENTER, INC.  
A CORPORATION OF ILLINOIS  
900 NORTH LAKE STREET  
AURORA, IL 60506

PETITIONER:  
REDWOOD USA, LLC  
7007 EAST PLEASANT VALLEY ROAD  
INDEPENDENCE, OH 44131  
(216) 254-8425

PREPARED BY:

CEMCON, Ltd.

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DISC NO.: 848006      FILE NAME: PRELIMINARY PLAT OF  
DRAWN BY: JNL      FLD. BK. / PG. NO.: BK./PG. REDWOOD OF AURORA  
COMPLETION DATE: 04-20-2021      JOB NO.: 848.006

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PLOT FILE CREATED: 8/12/2021 BY: RICH SMITH  
DRAWING PATH: P:\848008\DWG\ENG\DRAWINGS\PRELIMINARY\PREOVER.DWG