






North Av

**Legend**

-  Subject Property

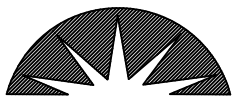
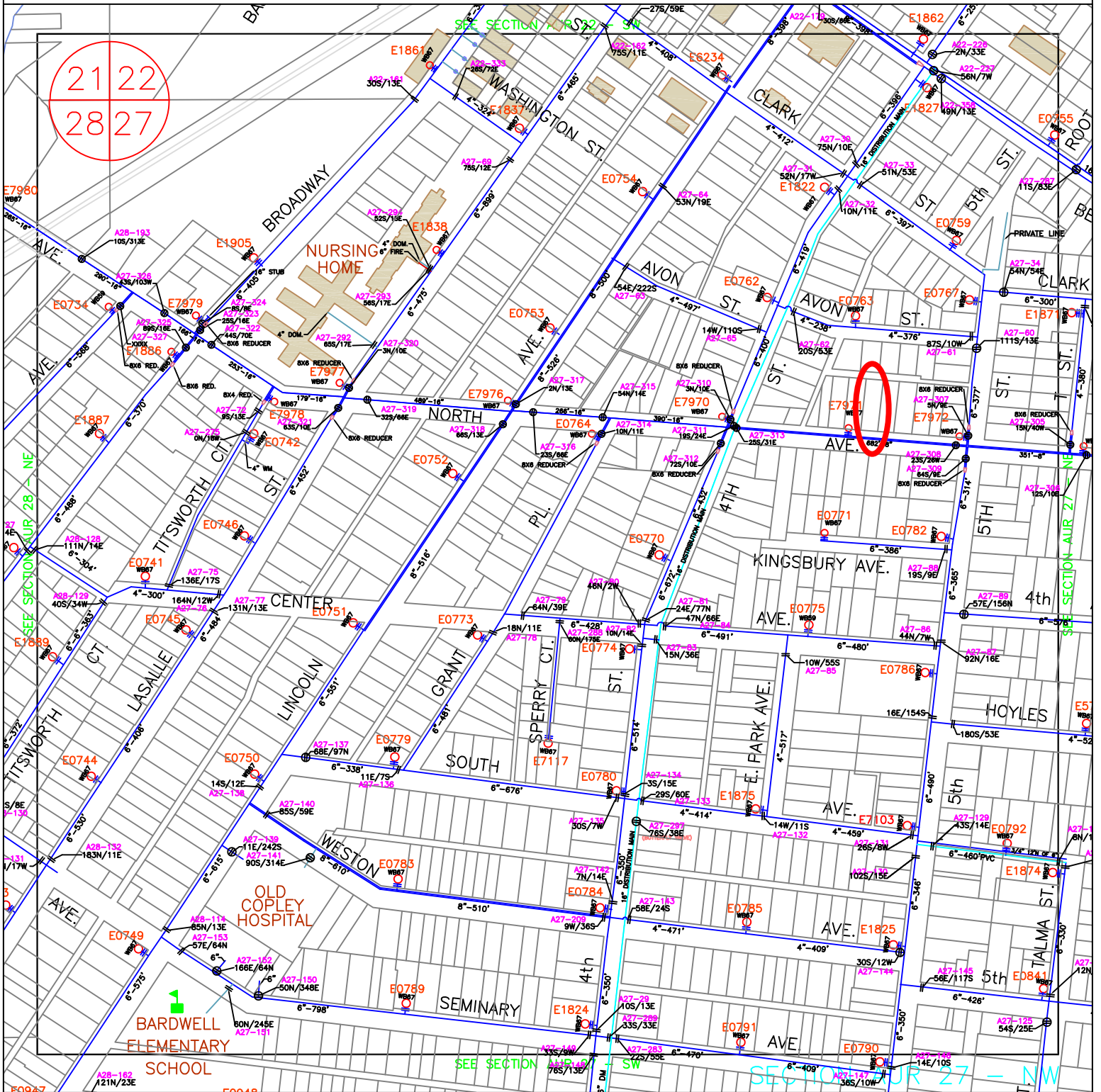
**Zoned R-3 One Family Dwelling District**

 City of Aurora  
44 E Downer Pl



# WATER ATLAS

# AUR 27 NW



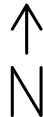
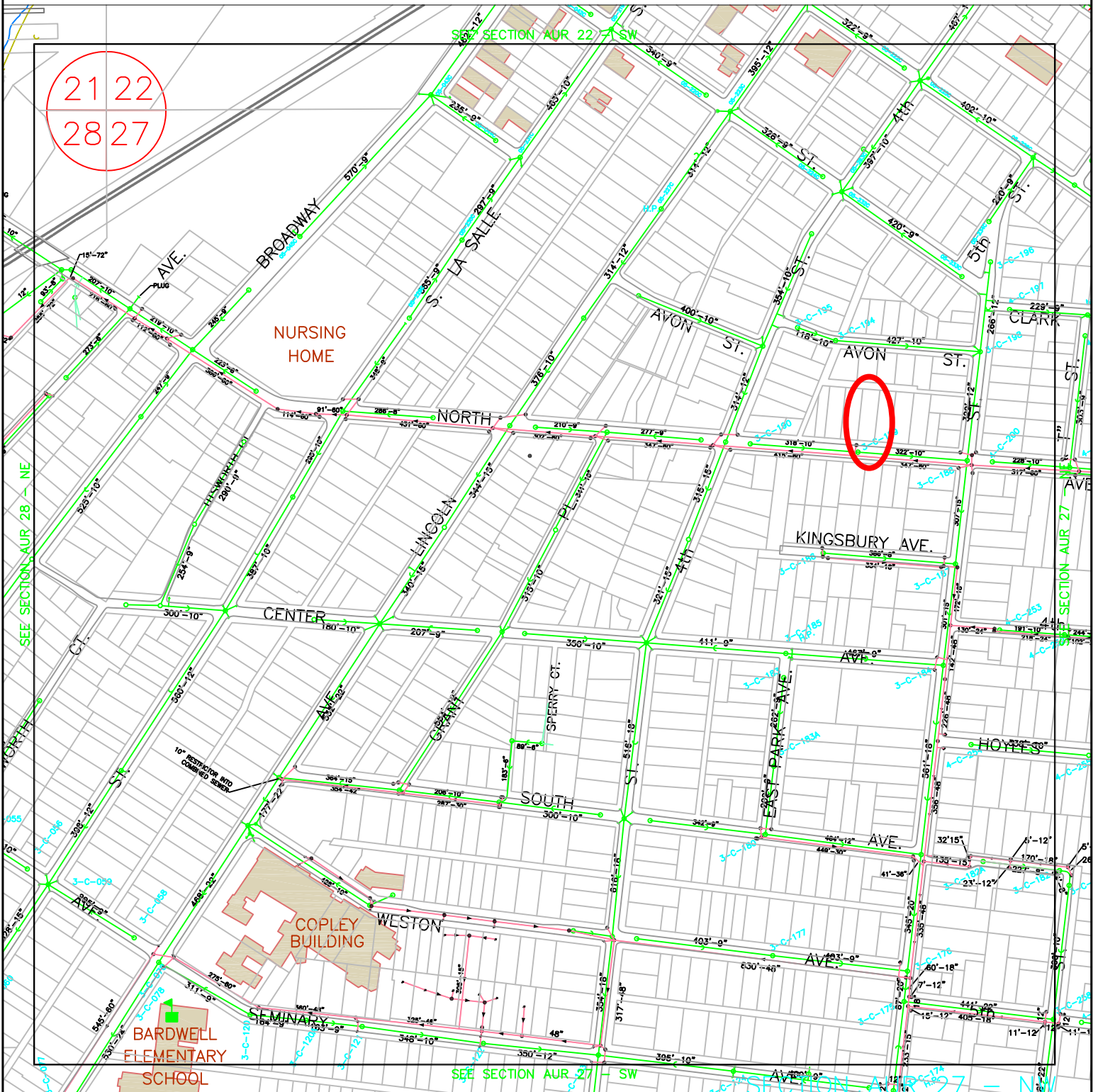
CITY OF AURORA  
ENGINEERING  
44 E. DOWNER, AURORA, IL

DRAWN BY: JJ  
DATE: 2/2016

APPROVED BY: LES  
FILE NAME: WATER ATLAS

# SEWER ATLAS

# AUR 27 NW



CITY OF AURORA  
ENGINEERING  
44 E. DOWNER PLACE

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

# PROPERTY SHEET FOR 438 NORTH AVENUE

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## PROPERTY INFORMATION

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**Parcel Number:** 15-27-132-020  
**Zoning:** R-3 One Family Dwelling District  
**Historic District:** No  
**Approximately Lot Size:** 50\*150=7,405sqft

## ZONING REQUIREMENTS

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### Setbacks:

<b>Front Yard:</b> 30 feet	
<b>Side Yard:</b> 6 feet	<b>Exterior Side Yard:</b> N/A
<b>Rear Yard:</b> 30 feet	<b>Exterior Rear Yard:</b> N/A

### Infill Guidelines:

2 story home- 2 car detached garage loaded off rear alley. Front porch preferred. Minimum floor area of 1,300 square feet.

## PROPOSED USE:

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### Desire Use:

2 story home- 2 car detached garage loaded off rear alley. Front porch preferred.

## MISCELLANEOUS INFORMATION

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### Environmental Disclosure:

Need to flag the overland flood route here... and the availability of utilities.  
No known environmental site assessment on records.☒

### Utilities:

Overhead

### Engineering:

Existing 8" watermain and 10" sanitary sewer available on North Avenue. A site grading plan will be required and should be submitted with the building permit application. A plat of survey should be performed to verify the location of the neighboring driveway, as it appears that the neighboring driveway is on the current property.