



Kingsley Row

Aurora, Illinois



M/I HOMES

About M/I Homes

ONE OF THE TOP HOMEBUILDERS IN CHICAGOLAND

- Opened Chicago Division in **2007**
- Diverse Array of **Single Family Attached and Detached Homes**
- Committed to **Quality, Value, Integrity, Excellence**, and **Treating the Customer Right** at every stage of land development and homebuilding



Recent M/I Communities in Aurora

CHELSEA MANOR



- Opened in 2022
- Expected to Sell Out in 2026

Three Products:

- Charlestown Collection
- Town Square Collection
- Lincoln Square Collection

GRAMERCY SQUARE

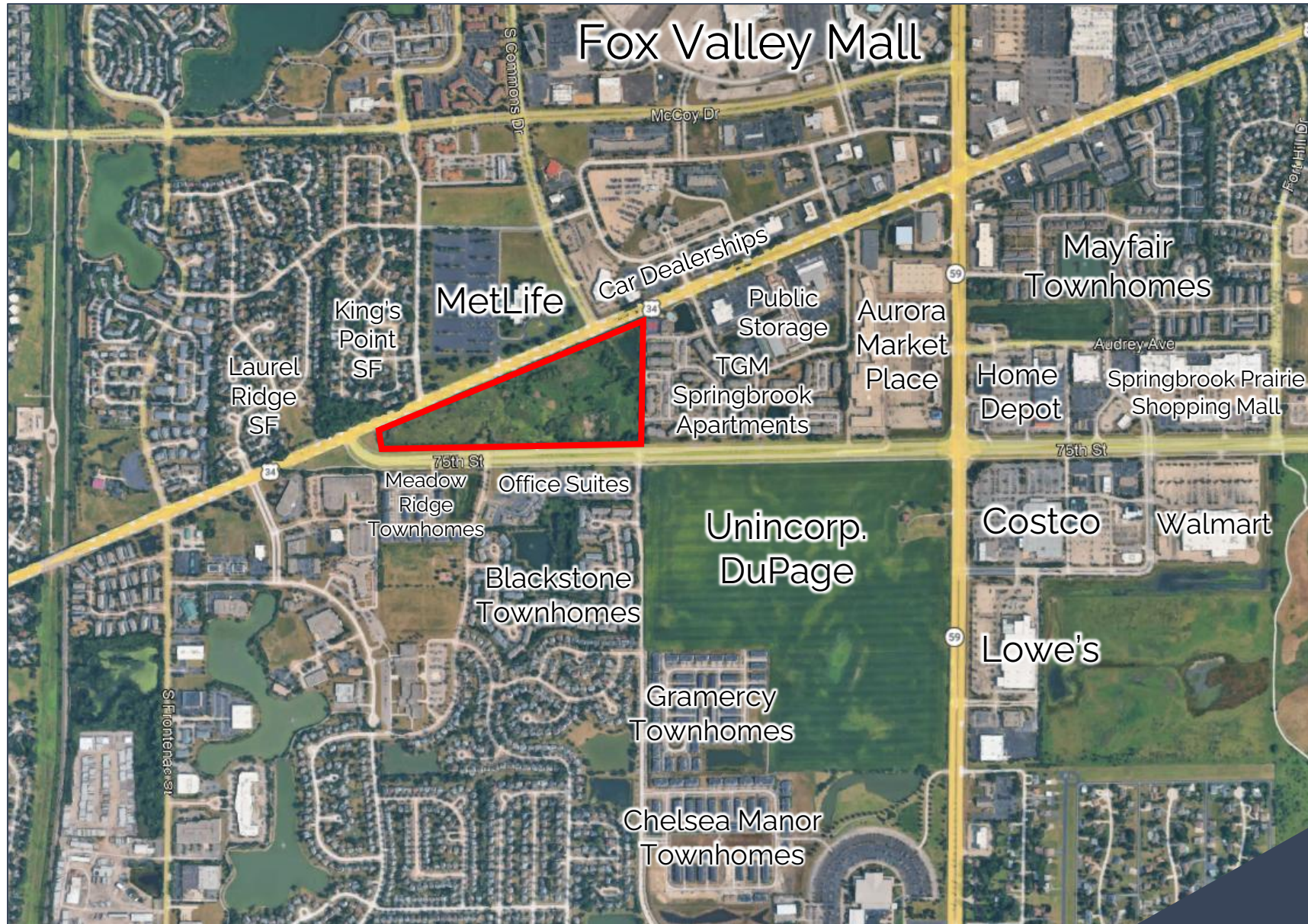


- Opened in 2019
- Sold Out in 2022

Two Products:

- Charlestown Collection
- River North Collection

Subject Property



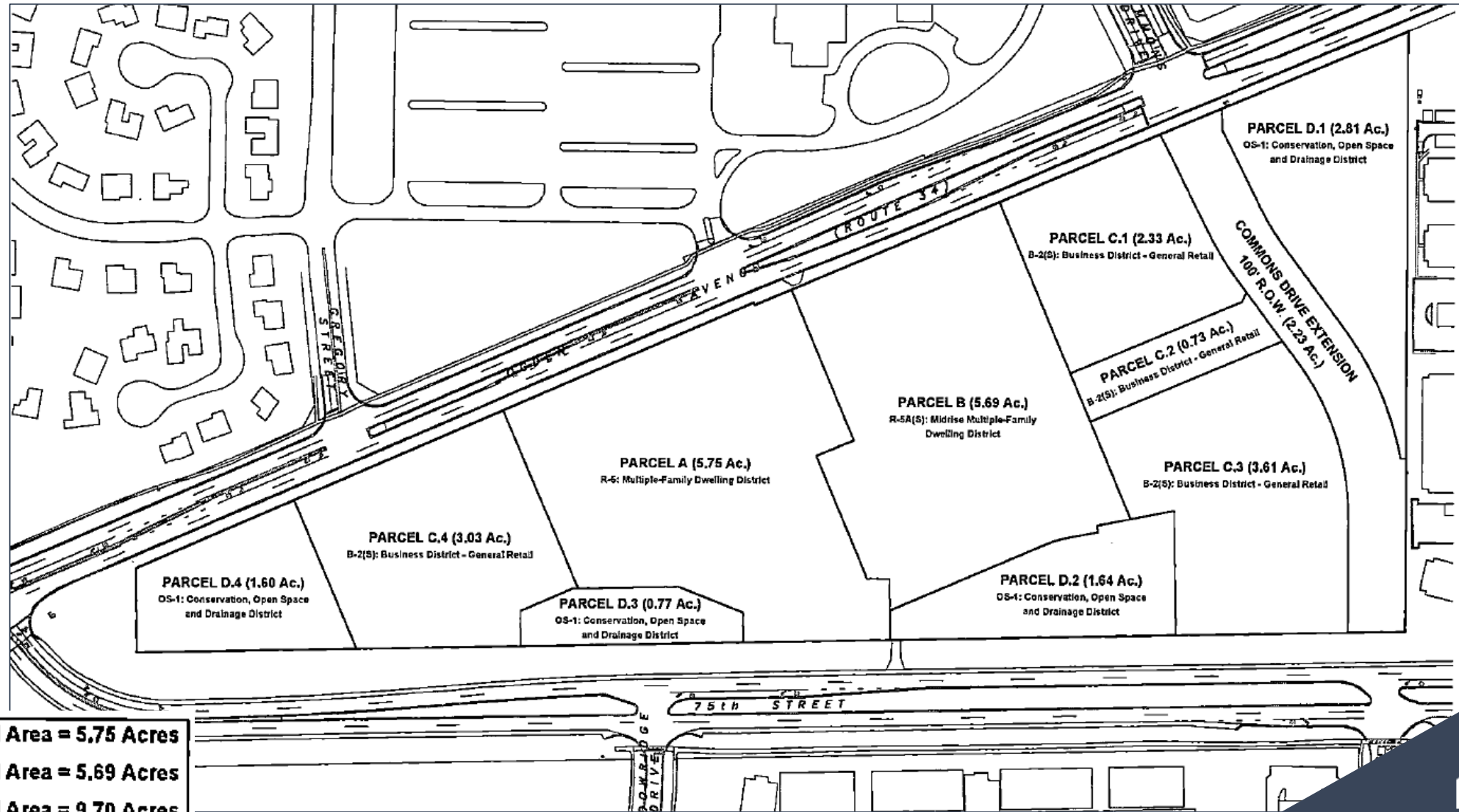
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Ord. No. 098-86



2019 – Rezoning

Ord. No. 019-049



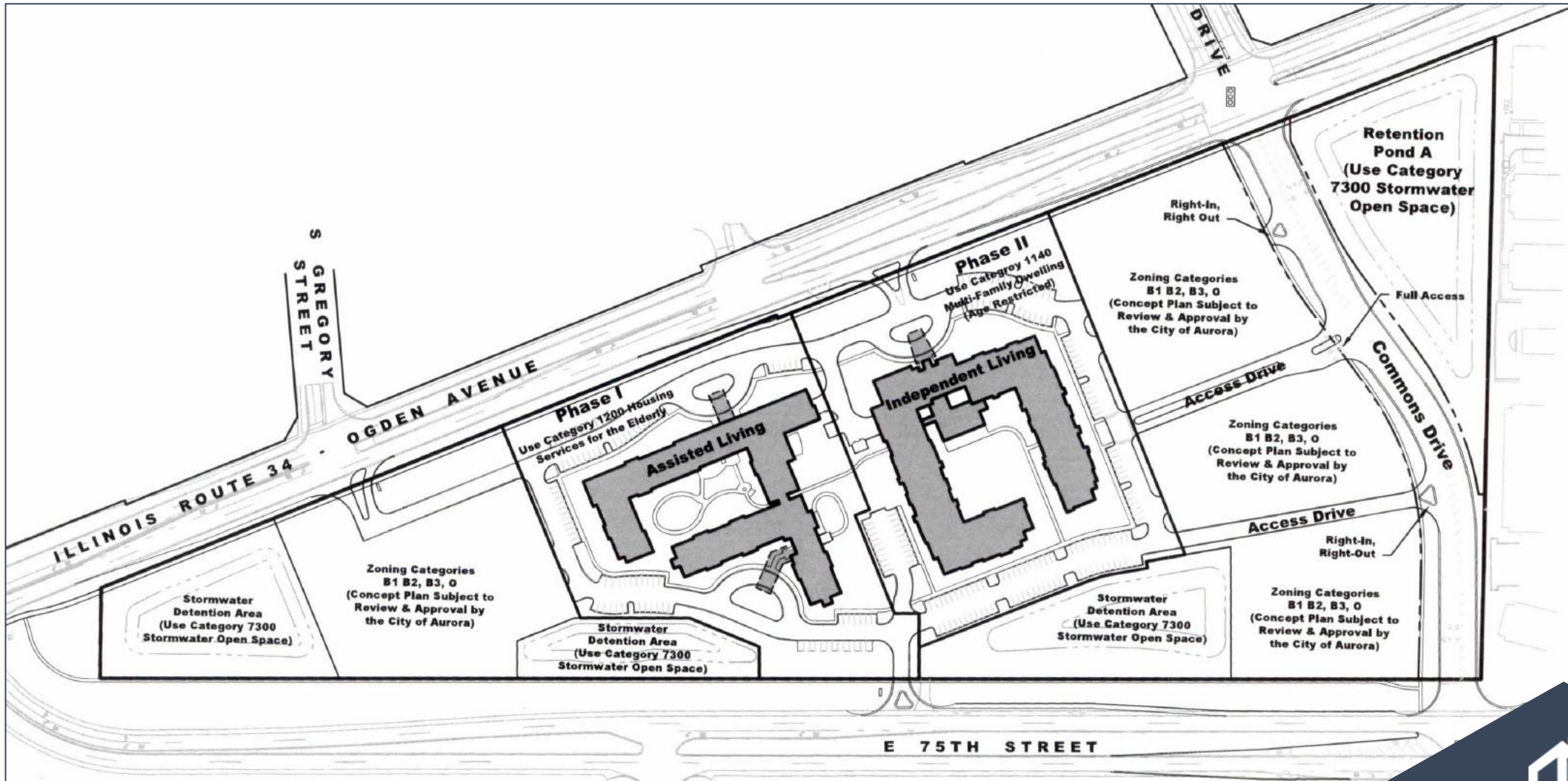
Parcel A: Total Area = 5.75 Acres
Parcel B: Total Area = 5.69 Acres
Parcel C: Total Area = 9.70 Acres
Parcel D: Total Area = 6.82 Acres



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2019 – Melody Town Center Prelim Plan

Ord. No. 019-049



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TIF Qualification Report

Tax Increment Financing (TIF) Districts Map



#12

Approved: 2020
Expiration: 2035

Draft Dated July 2, 2019

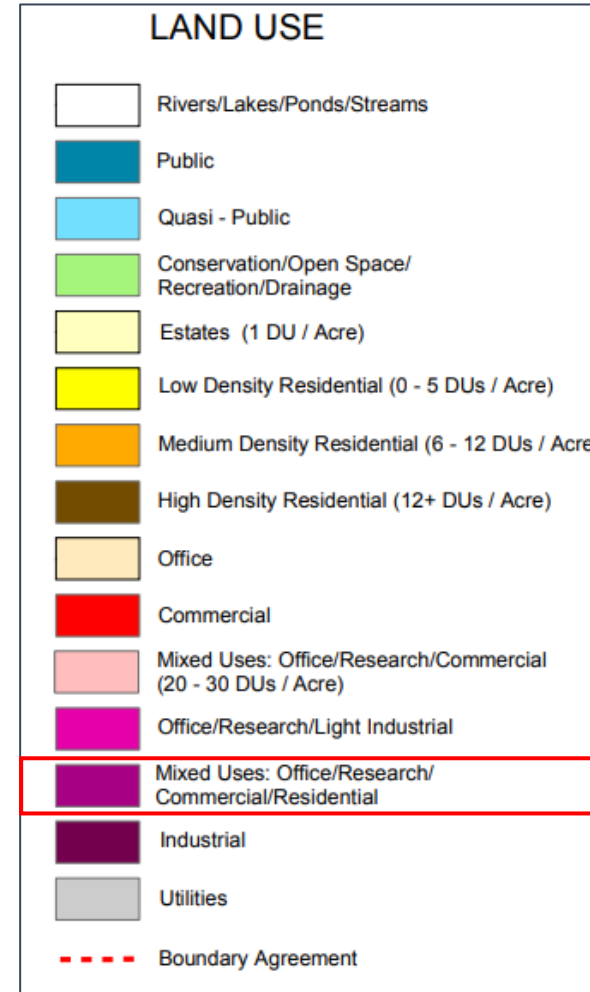
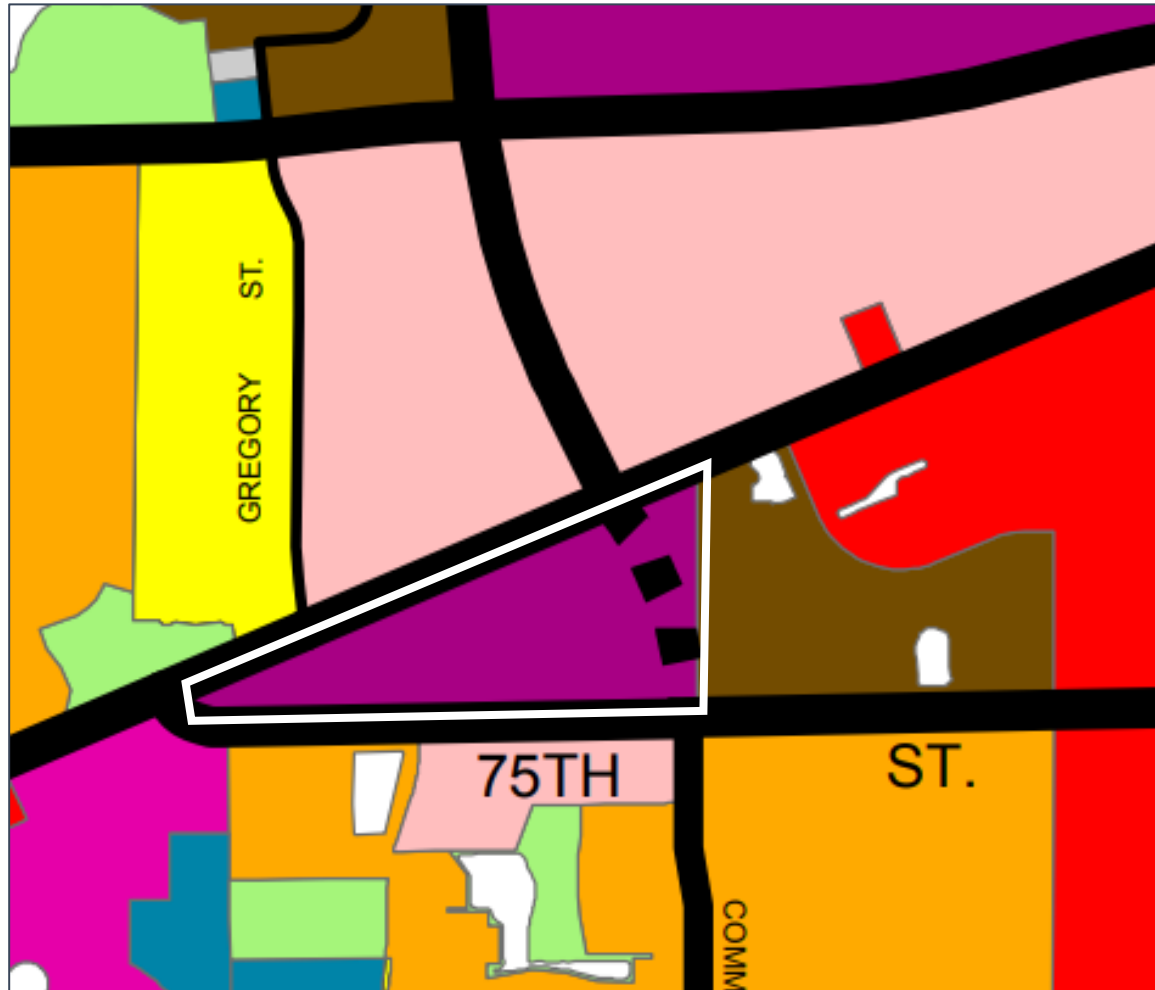
CITY OF AURORA, ILLINOIS TAX INCREMENT FINANCE (TIF) DISTRICT QUALIFICATION REPORT 75th STREET AND OGDEN AVENUE TIF DISTRICT
A study to determine whether certain properties within the City of Aurora qualify as a blighted vacant area as defined in the Tax Increment Allocation Redevelopment Act of Chapter 65, 5/11-74.4-1, et. seq., as amended of the Illinois Compiled Statutes (the "TIF Act").
Prepared by the City of Aurora, Illinois in conjunction with Kane, McKenna and Associates, Inc.
JULY, 2019

1) *The area qualifies as a "blighted vacant area"* — The TIF District qualifies as a "blighted vacant area" pursuant to the TIF Act. Currently, the vacant land that makes up the RPA lacks economic viability for development due to certain conditions identified in Section IV of this report. As a result, it prevents or threatens to prevent the beneficial economic and physical development of properties the community deems essential to its overall economic health.

2) *The current conditions impede development* — The existence of certain conditions found within the RPA present a barrier to the area's successful redevelopment. The current conditions in the RPA are impediments to redevelopment, creating an environment where it is reasonable to assume redevelopment would not take place "but for" the use of the TIF Act. The factors present on the ground negatively impact coordinated and substantial private sector investment in the overall area. Without the use of City planning and economic development resources to mitigate such factors, potential redevelopment projects (along with other activities that require private sector investment) are not likely to be economically feasible.

Route 59 Corridor Study (March 2019)

2019 Future Land Use Map



Market Demand

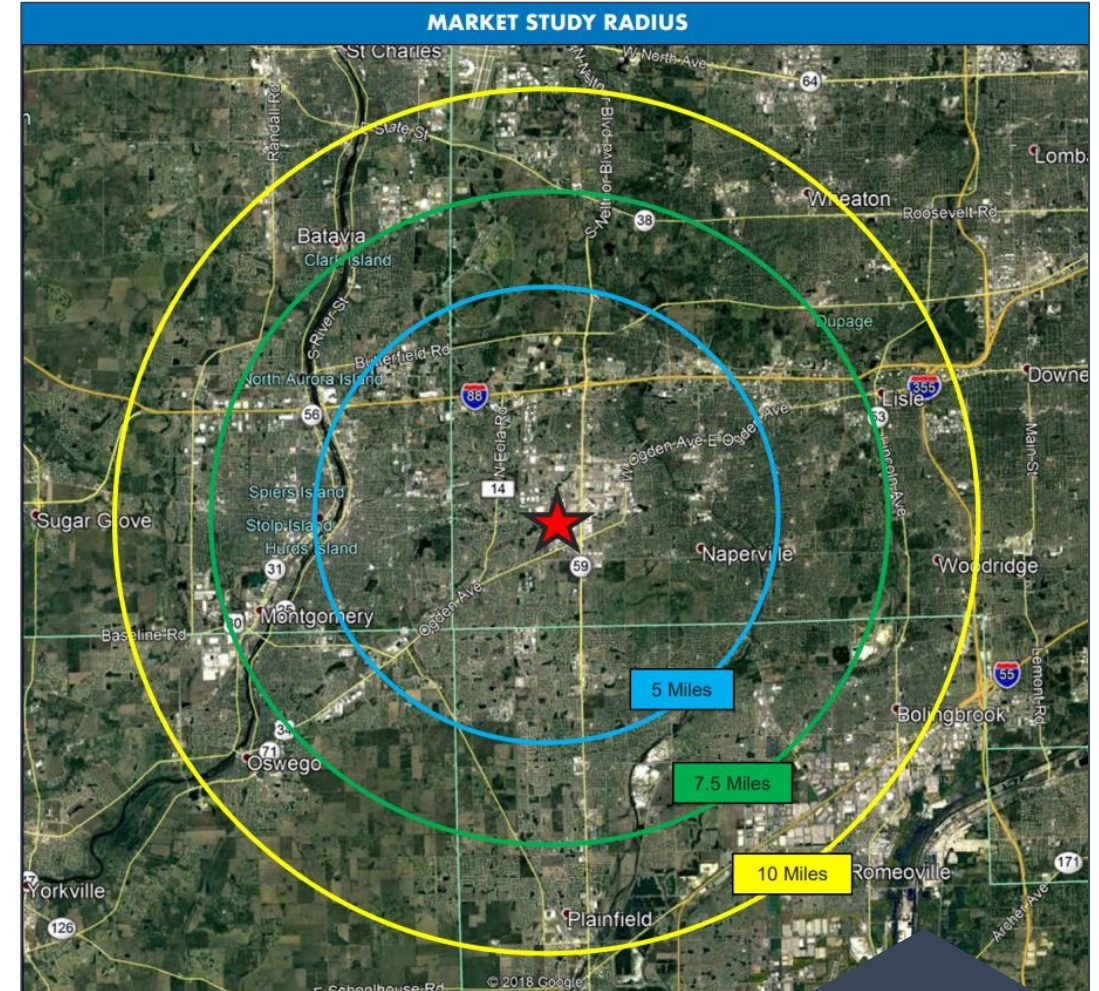
**“...the study
area is OVER-
SUPPLIED with
retail use.”**



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Route 59 Corridor Study

- Within the Commercial Market Area, which is defined as a 5-mile radius around the subject property, the study found that demand for 5,535 new residential units over a 5-year period.
 - Within the smaller study area of the plan:
 - 525 were approved or under construction at the time the plan was approved.
 - 960 additional units were recommended by 2024.
 - Other residential opportunities were expected on a longer-term horizon, 6-20 years from plan approval.



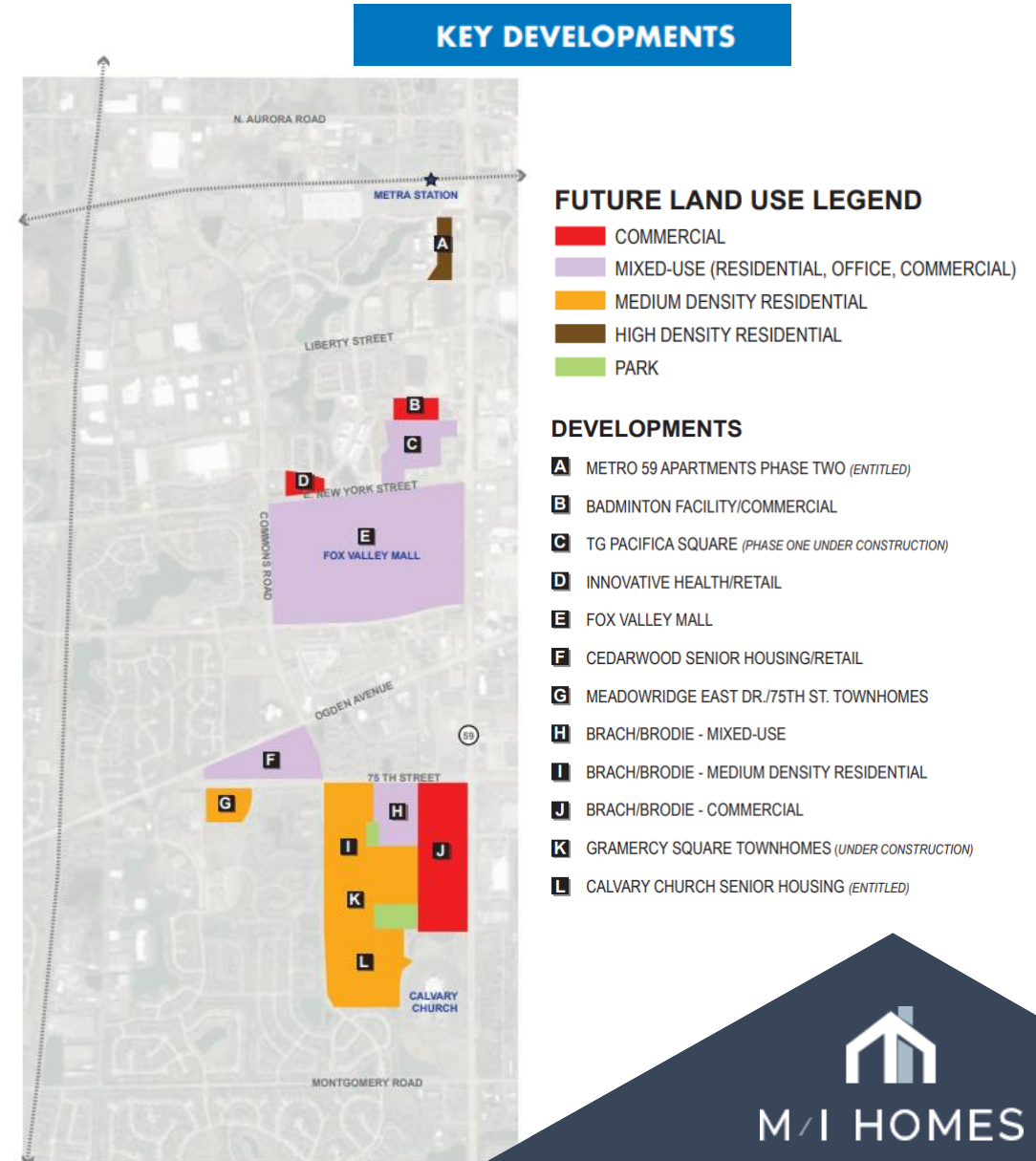
Route 59 Corridor Study (March 2019)

Route 59 Corridor Study Comp Plan

Page 34

“While the newly created intersection of Commons Drive extended with Ogden Avenue will create commercial potential at the immediate intersection, the access constraints the shape of the remaining property do not lend to likely business use. Accordingly, the recommended mixed uses for the site would include commercial along the extension of Commons Drive with age-restricted independent and care facilities on the remaining property.”

“The unique shape of the property coupled with the required, but necessary extension of Commons Drive along its east edge have presented development challenges over the years.”



Building Up Illinois Developments

The BUILD Initiative



“The problem is clear – rent is too high and home ownership is too far out of reach. The cause is clear, too. WE ARE NOT BUILDING ENOUGH HOMES FAST ENOUGH.”

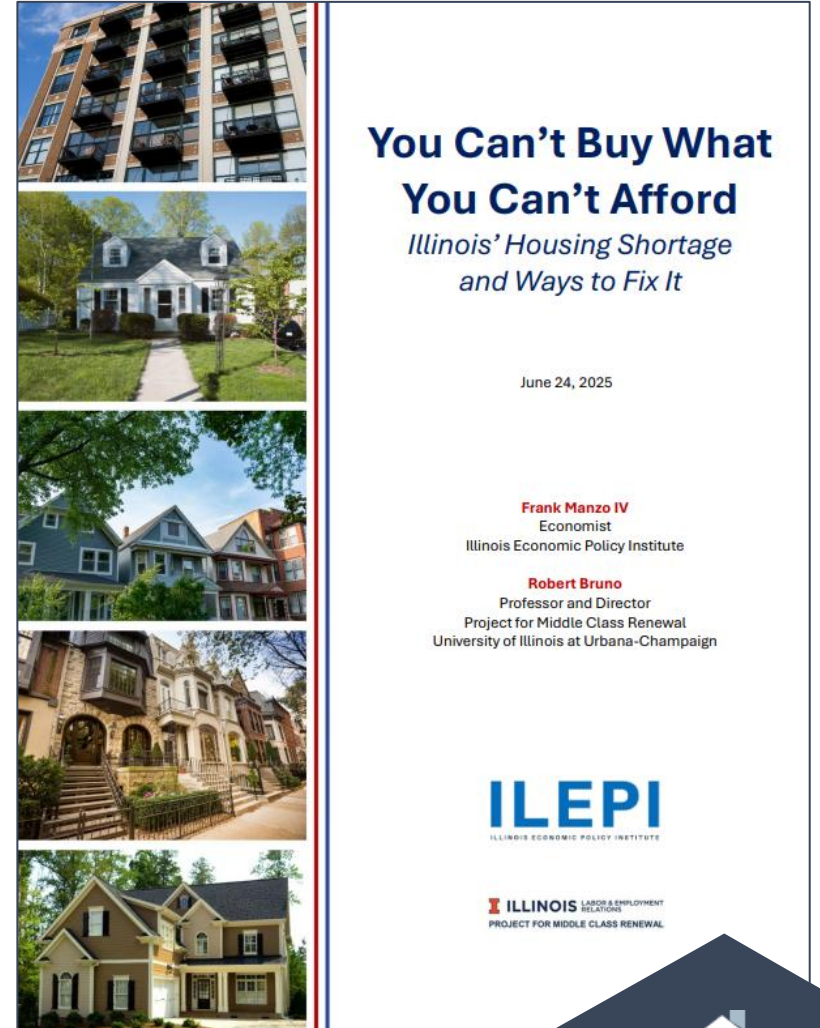
The BUILD Initiative

Illinois currently faces a shortage of 142,000 homes and needs to build 227,000 units over the next five years to keep pace with demand.

- Illinois needs 95,000 more homes to meet current demand from existing households.
- Resolving the current shortage and accounting for future household growth means Illinois needs to build 227,000 units over the next five years, or 45,000 new homes per year—double pre-pandemic levels.

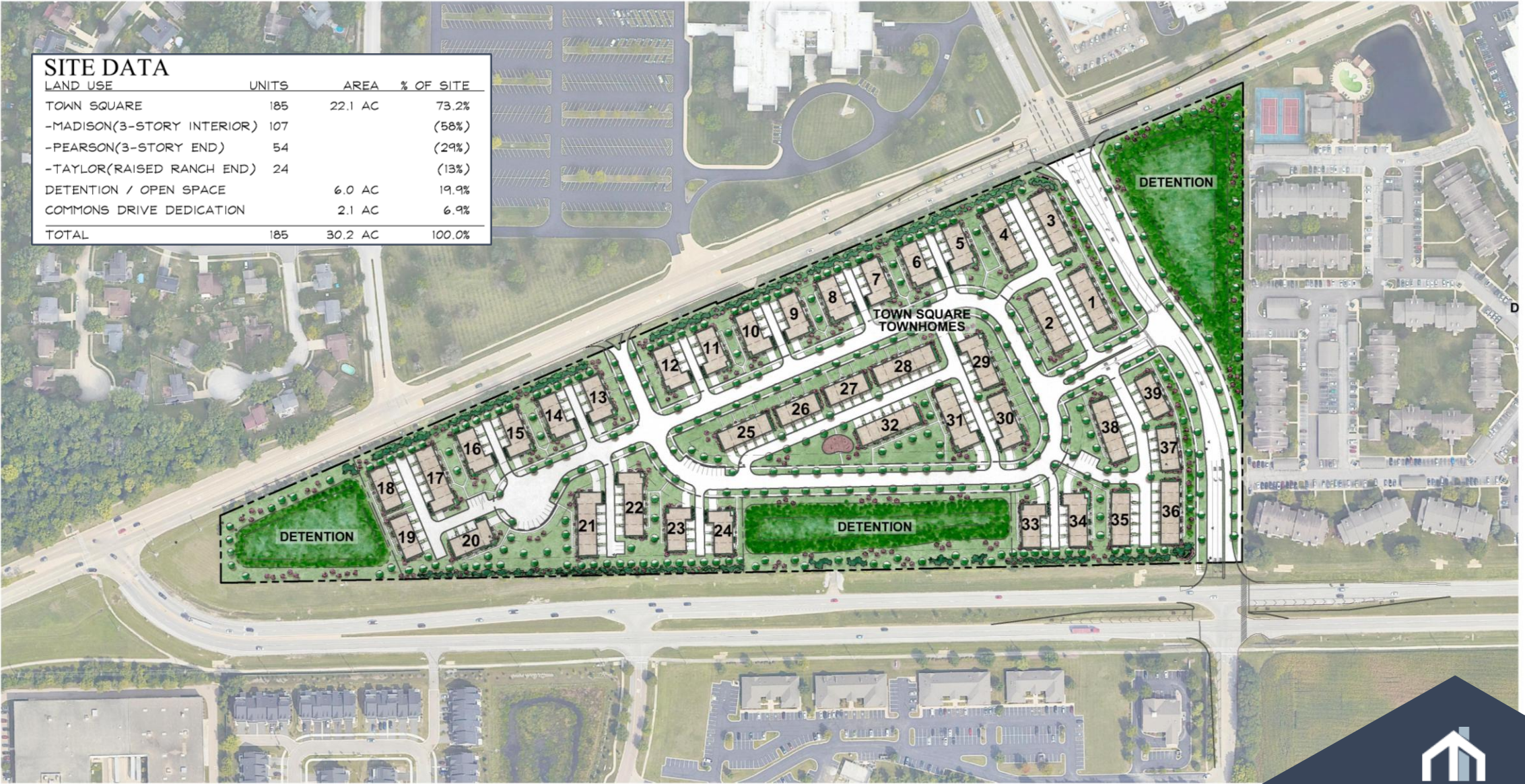
Improving housing affordability requires a substantial increase in housing supply. To boost inventory, Illinois could take the following steps:

- Ease zoning restrictions, legalize multifamily zoning, and fast-track permitting by adopting time limits.

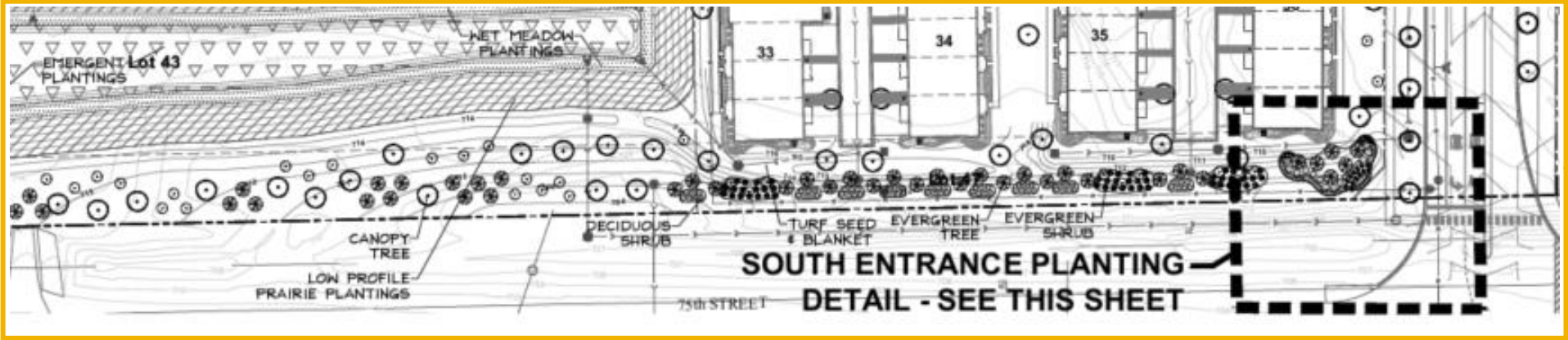
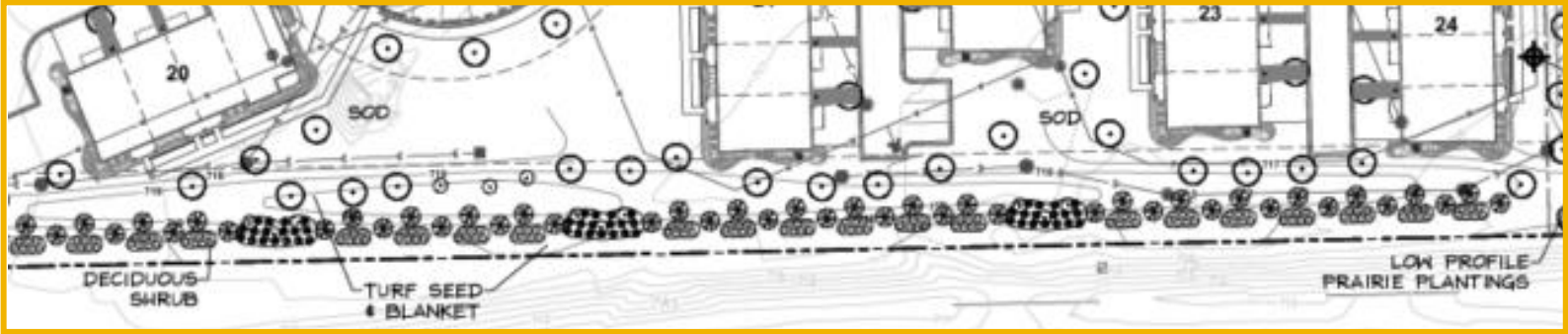


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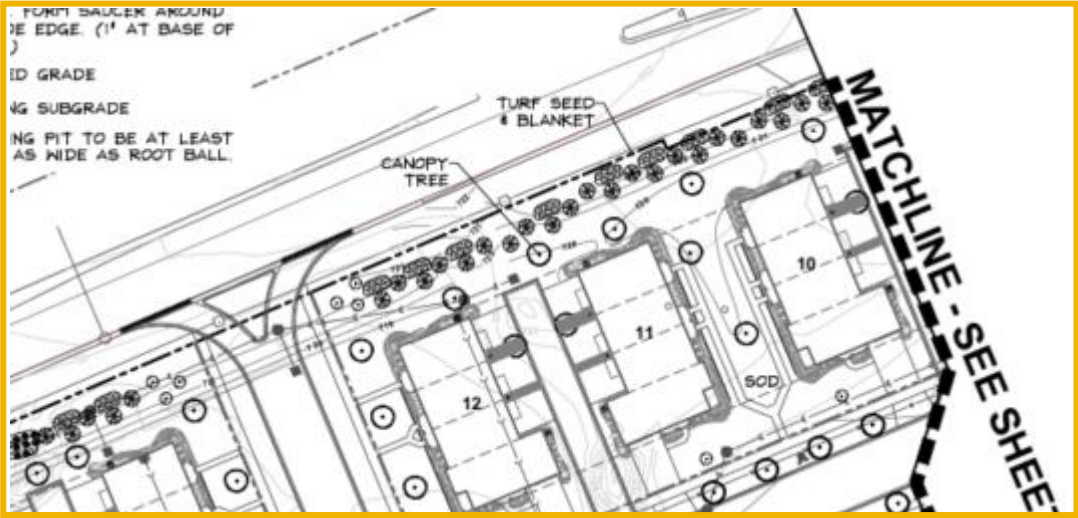
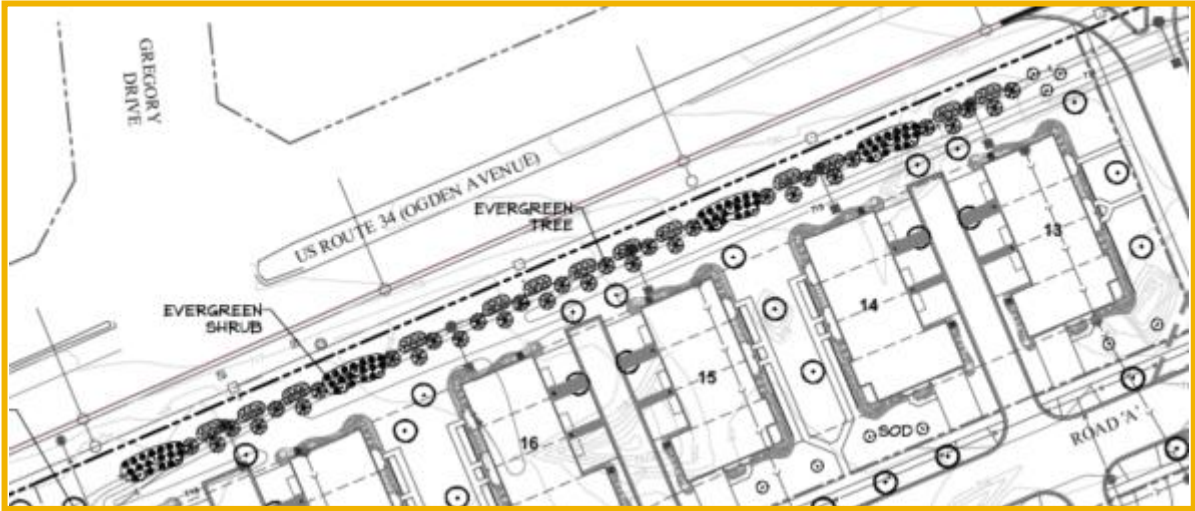
Site Plan



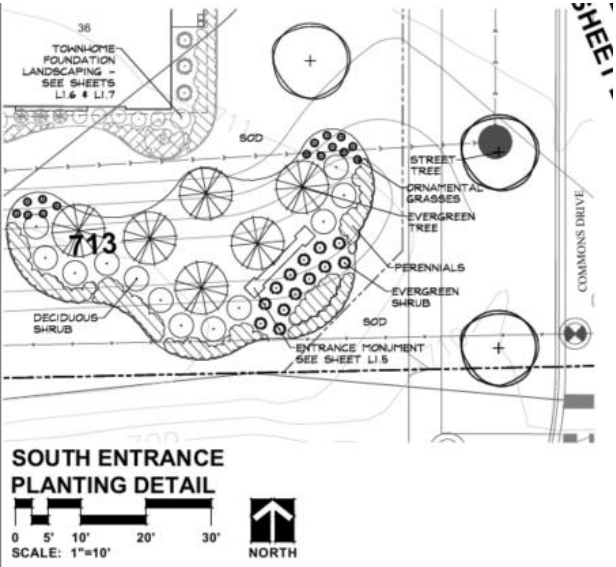
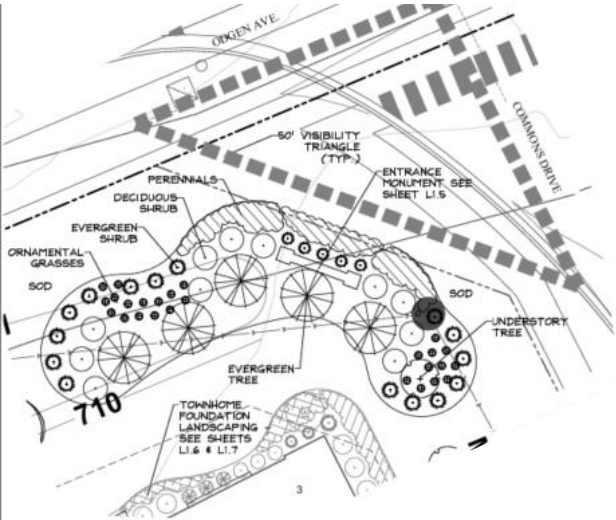
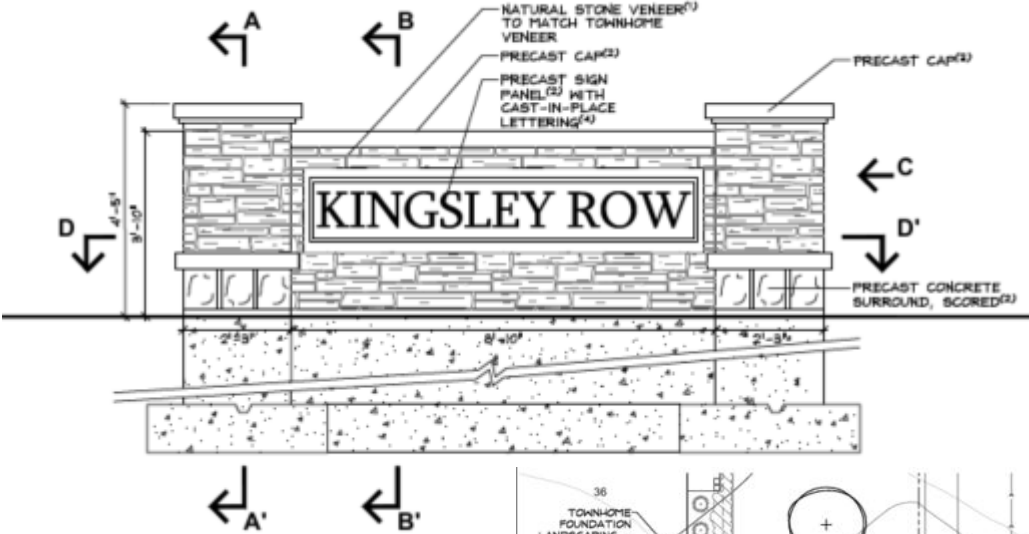
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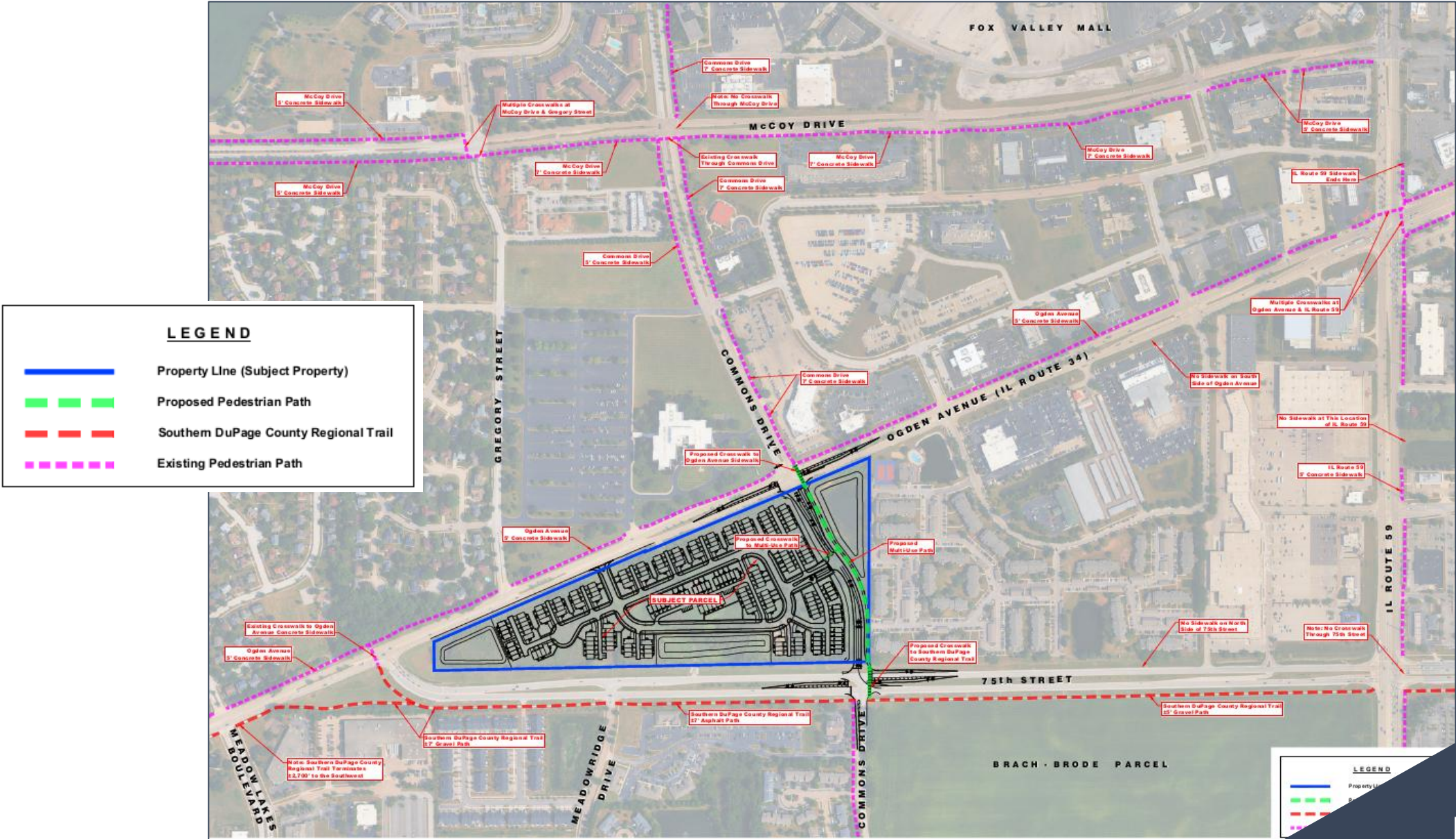
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Monument Signage



Pedestrian Connectivity



Product Matrix

Series	Plan	Width	Type	Garage	Base SqFt	Max. SqFt	Stories	Bath	Bed
Town Square	Madison	22'	Rear Load	2 Car	1,893	2,104	3	2.5	3
	Pearson	24'	Rear Load	2 Car	2,074	2,328	3	2.5	3
	Taylor	24'2"	Side	2 Car	1,920	1,920	2	2	2

Elevations



Front Elevation

Elevations



Pearson
Left Elevation



Pearson
Right Elevation



Pearson

Madison

Madison

Madison

Madison

Pearson

Rear Elevation
Character Elevations

Elevations



Front Elevation



M/I HOMES

Elevations



Pearson
Left Elevation



Taylor
Right Elevation



Pearson

Madison

Madison

Madison

Madison

Pearson

Rear Elevation

Elevations



Front Elevation



Front Elevation

Example Interior Photos



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Sustainability

2024 IECC R-406 Projected Energy Rating Index Report

Property	Organization	Energy Rating Index Information
Builder:MI HOMES Address: 1598 PATTERSON AVE, NORTH AURORA, IL 60542	Company:Energy Diagnostics Rater Phone: Rater:Mike Thatcher	Projected Rating Rating No: Date Rated:2026-07-02 Rater ID (RTIN):8898580

Estimated Annual Energy Consumption*		
	Rated Home Calculated Energy Use (MBtu)	Rated Home Cost (\$/yr)
Heating	56.2	\$524
Cooling	1.4	\$67
Water Heating	15.9	\$125
Lights & Appliances	27.5	\$1,155
Photovoltaics	0.0	\$0
Service charge	-	\$488
Total	101.1	\$2,359
*Based on standard operating conditions		

ERI with PV:49		ERI without PV:49
Annual Estimates		
Electric (kWh):8,128.3		CO2 Emissions (Tons):8.6
Natural Gas (Therms):733.2		

Maximum Energy Rating Index:54	This Home's Energy Rating Index:49	PASS
This home MEETS the Energy Rating Index Score requirement of 2024 IECC R-406 for Climate Zone 5. It MEETS all of the requirements verified by Ekotrope. Mandatory requirements are summarized on the 2nd page of this report, some of which are not verified by Ekotrope.		
Name: Mike Thatcher	Signature:	
Organization: Energy Diagnostics Rater	Date: 7/13/26 at 3:16 PM	

Rating Provider Data and Seal	
Company:Energy Efficient Homes Midwest Address: Phone #: Fax #:	
To determine if a provider is properly accredited go to: www.resnet.us/professional/programs/search_directory	

2024 IECC R-406 RESNET Registered Energy Rating Index Report

Property	Organization	Energy Rating Index Information
Builder:MI HOMES Address: 1598 PATTERSON AVE, NORTH AURORA, IL 60542	Company:Energy Diagnostics Rater Phone: Rater:Mike Thatcher	RESNET Registered Rating Rating No:846006194 Date Rated:2026-07-02 Rater ID (RTIN):8898580

Estimated Annual Energy Consumption*		
	Rated Home Calculated Energy Use (MBtu)	Rated Home Cost (\$/yr)
Heating	56.2	\$524
Cooling	1.4	\$67
Water Heating	15.9	\$125
Lights & Appliances	27.5	\$1,155
Photovoltaics	0.0	\$0
Service charge	-	\$488
Total	101.1	\$2,359
*Based on standard operating conditions		

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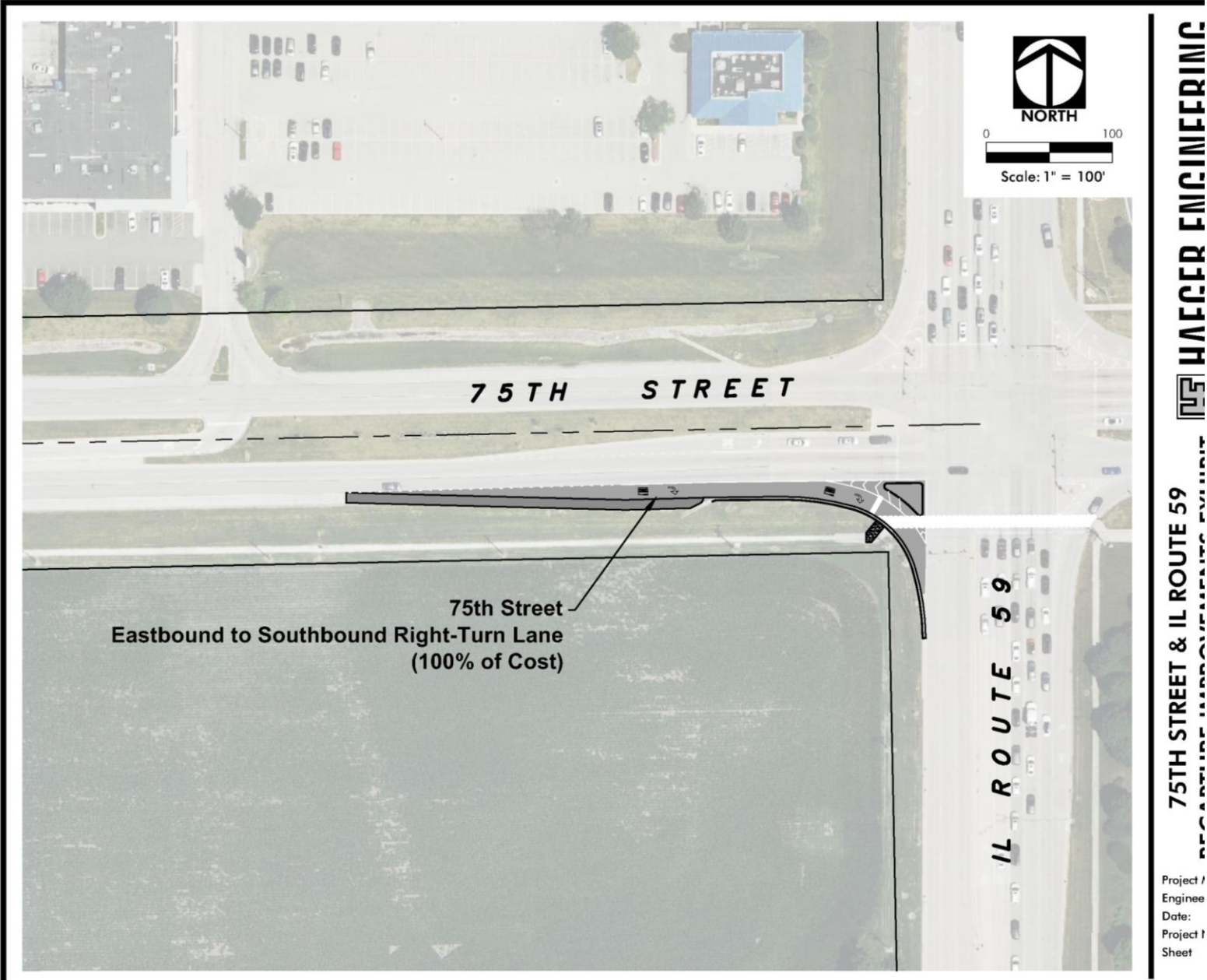


Thank You

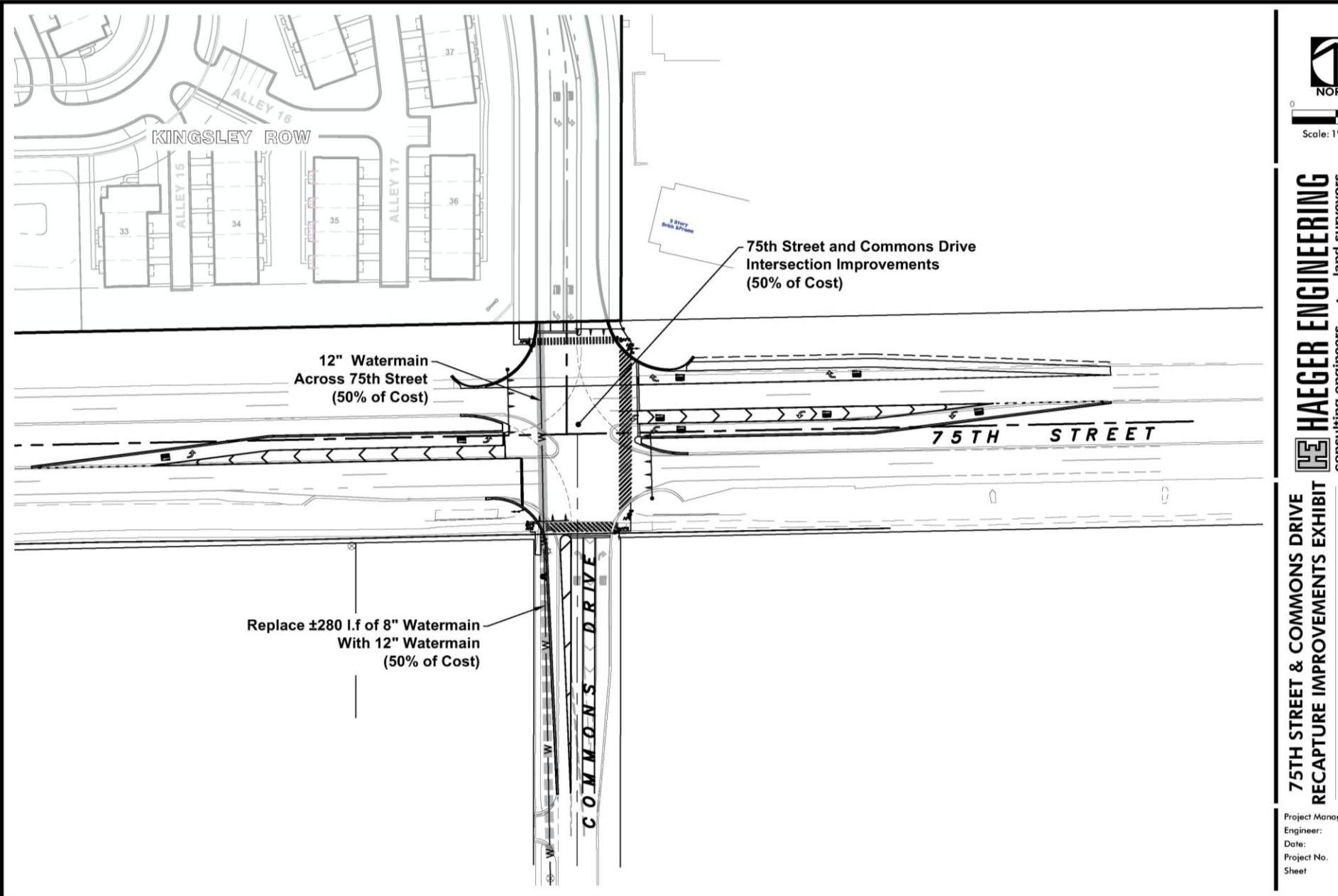


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Recapture Improvements



Recapture Improvements

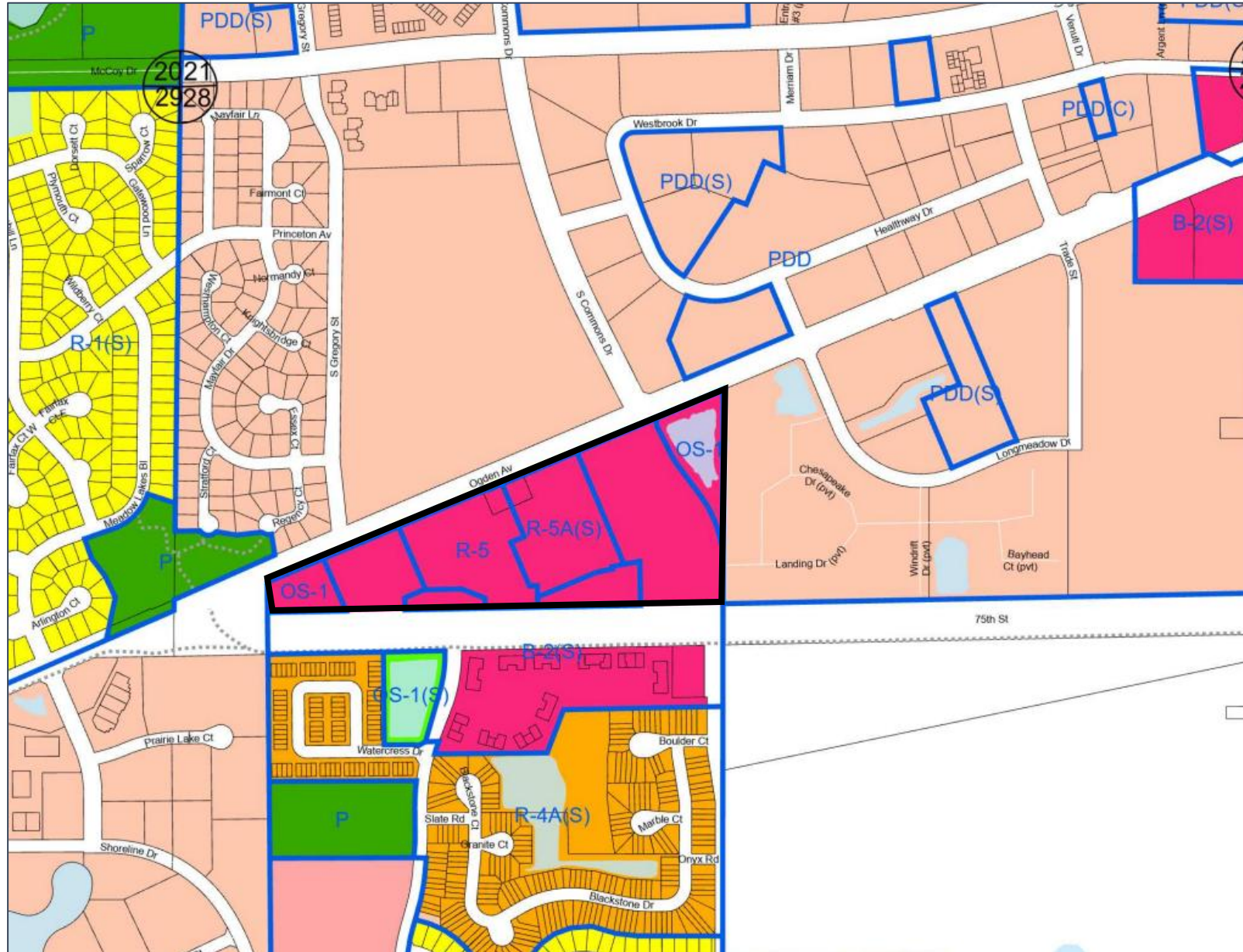


Entitlement Requests

1. Approval of a Preliminary Plat of Subdivision
2. Approval of a Preliminary Plan
3. Approval of a rezoning to R-4A(C) and OS-1(C)
4. Approval of a Conditional Use for a Planned Development
5. Approval of a Major Change to rescind an underlying plan description
6. Approval of a plan description to replace the rescinded plan description



Zoning Map



Symbol	Zoning District
E	Estate Dwelling District
R-1, R-2, R-3	One Family Dwelling District
R-4, R-4A	Two Family Dwelling District
R-5	Multiple Family Dwelling District
R-5A	General Residence District
B-1	Business District - Local Retail
B-2	Business District - General Retail
B-3	Business & Wholesale District
B-B	Business Boulevard District
NC	Neighborhood Commercial
DF	Downtown Fringe
DC	Downtown Core
O	Office
ORI	Office/Research/Light Industrial
R-D	Research & Development District
M-1	Manufacturing District - Limited
M-2	Manufacturing District - General
PDD	Planned Development District
P	Park / Open Space
OS-1	Conservation, Open Space and Drainage District
OS-2	Open Space and Recreation District
(S)	Special Use District
(C)	Conditional Use District
[Blue Outline]	Zoning Boundaries
[Black Line]	Railroads
[Dashed Line]	Paths
[Circle with Crosshair]	Section Corners

Current Conditions



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Landscape Plan



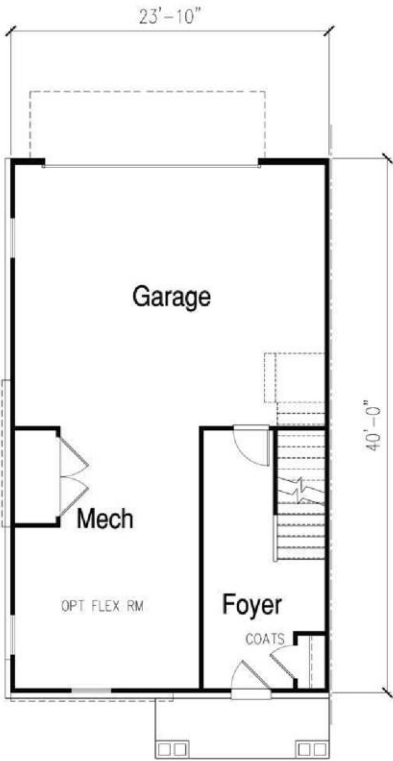
Pearson Floorplan



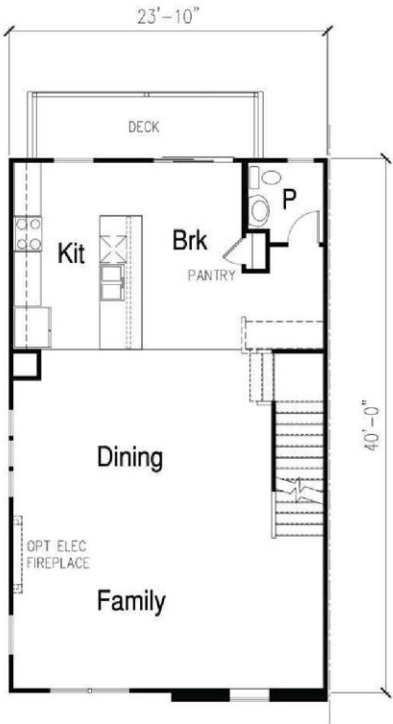
Opt. Flex Rm. w/ Bath



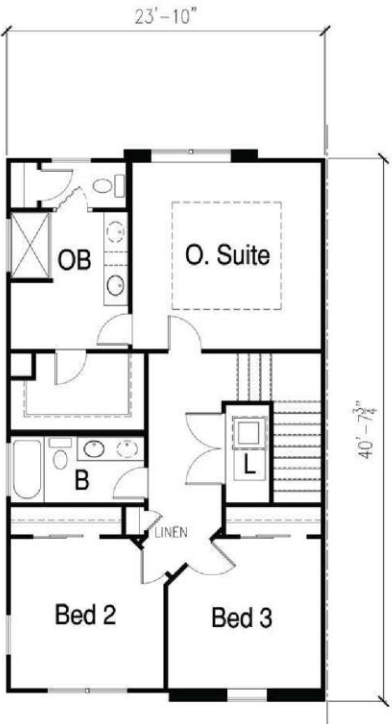
Optional Flex Room



Lower Level Floor Plan



Main Level Floor Plan



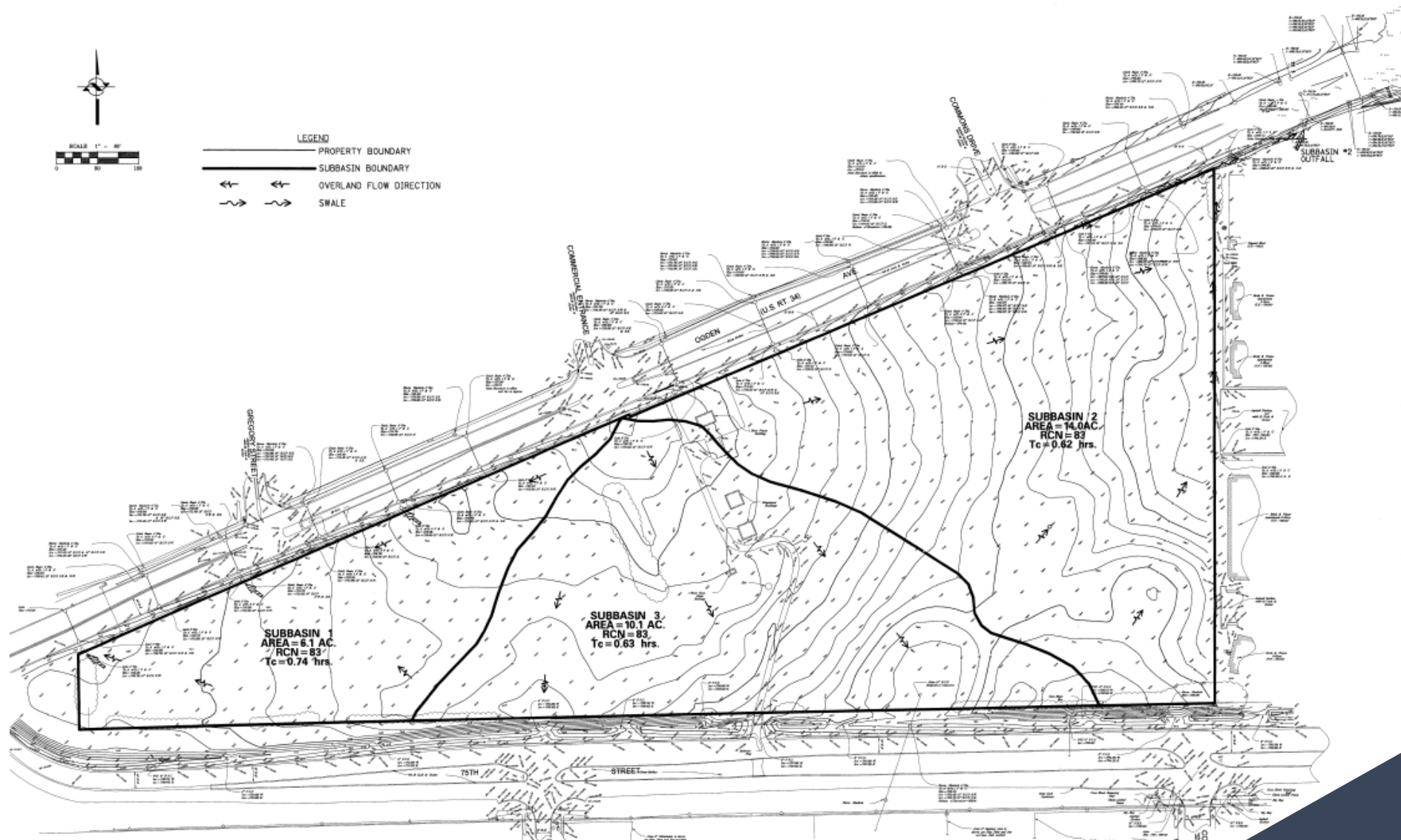
Upper Level Floor Plan

Pearson
2074 s.f.

Town Square



Existing Stormwater Conditions



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Proposed Stormwater Conditions

Proposed Conditions Curve Number & C-Factor Calculations							
Drainage Area	Area (Acres)	Impervious Area (Ac)	Type "D" Open Space	Blue/Green Detention	Pond NWL	CN	Cr
To Pond A	5.875	2.485	2.370	0.332	0.688	91	0.78
To Pond B	8.513	4.046	3.184	0.840	0.443	91	0.78
To Pond C	13.839	6.507	5.574	0.765	0.993	90	0.77
Unrestricted to West	0.556		0.556			80	0.50
Unrestricted to South	1.034		1.034			80	0.50
Unrestricted to Northeast	0.361		0.361			80	0.50
Total	30.177	13.038	13.078	1.937	2.124	90	0.76

Detention Pond	Required Detention		Detention Provided
	City of Aurora Modified Rational Method	KCSMO Event Hydrograph Routing Method	
Pond A	3.63	3.38	3.74
Pond B	5.56	5.03	6.39
Pond C	7.62	7.28	9.49

Historic vs. Proposed Tributary Area Comparison

Area	Historic Tributary Area (Ac.)	Proposed Tributary Area (Ac)
To West (Ogden West)	6.03	6.431
To South (75 th East)	10.25	9.546
To Northeast (Ogden East)	13.90	14.200
TOTAL AREA	30.18	30.177

Release Rate Summary:

City of Aurora Allowable Release Rate = 0.10 cfs/Acre
Development Area = 30.18 Acres
Design Release Rate = 3.02 cfs

Pond A Peak Discharge = 0.26 cfs
Pond B Peak Discharge = 0.24 cfs
Pond C Peak Discharge = 1.17 cfs
Unrestricted Flow to West = 0.38 cfs
Unrestricted Flow to South = 0.71 cfs
Unrestricted Flow to Northeast = 0.25 cfs
Total = 3.01 cfs

LEGEND

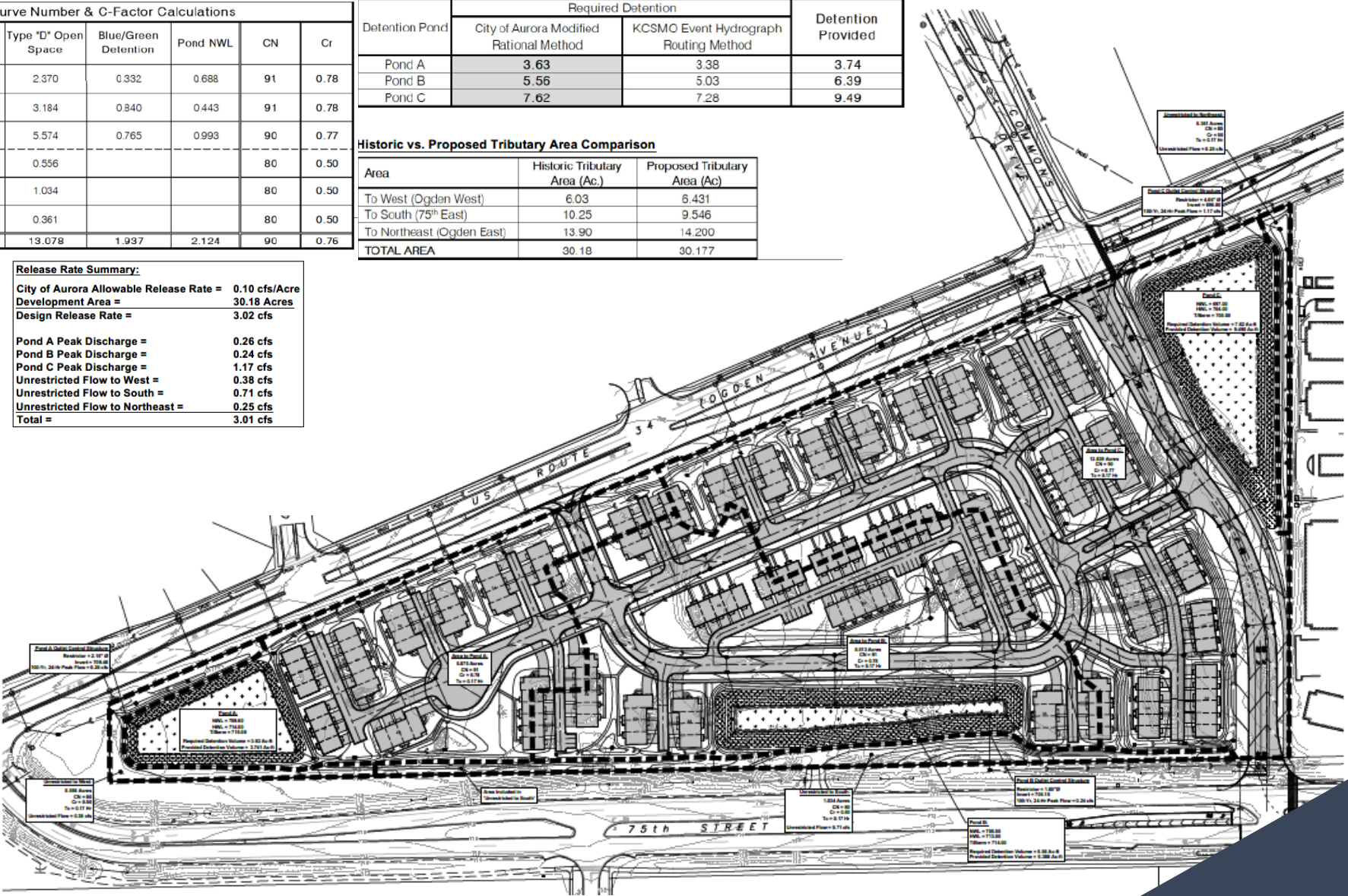
Impervious Area

Pervious Area / Open Space

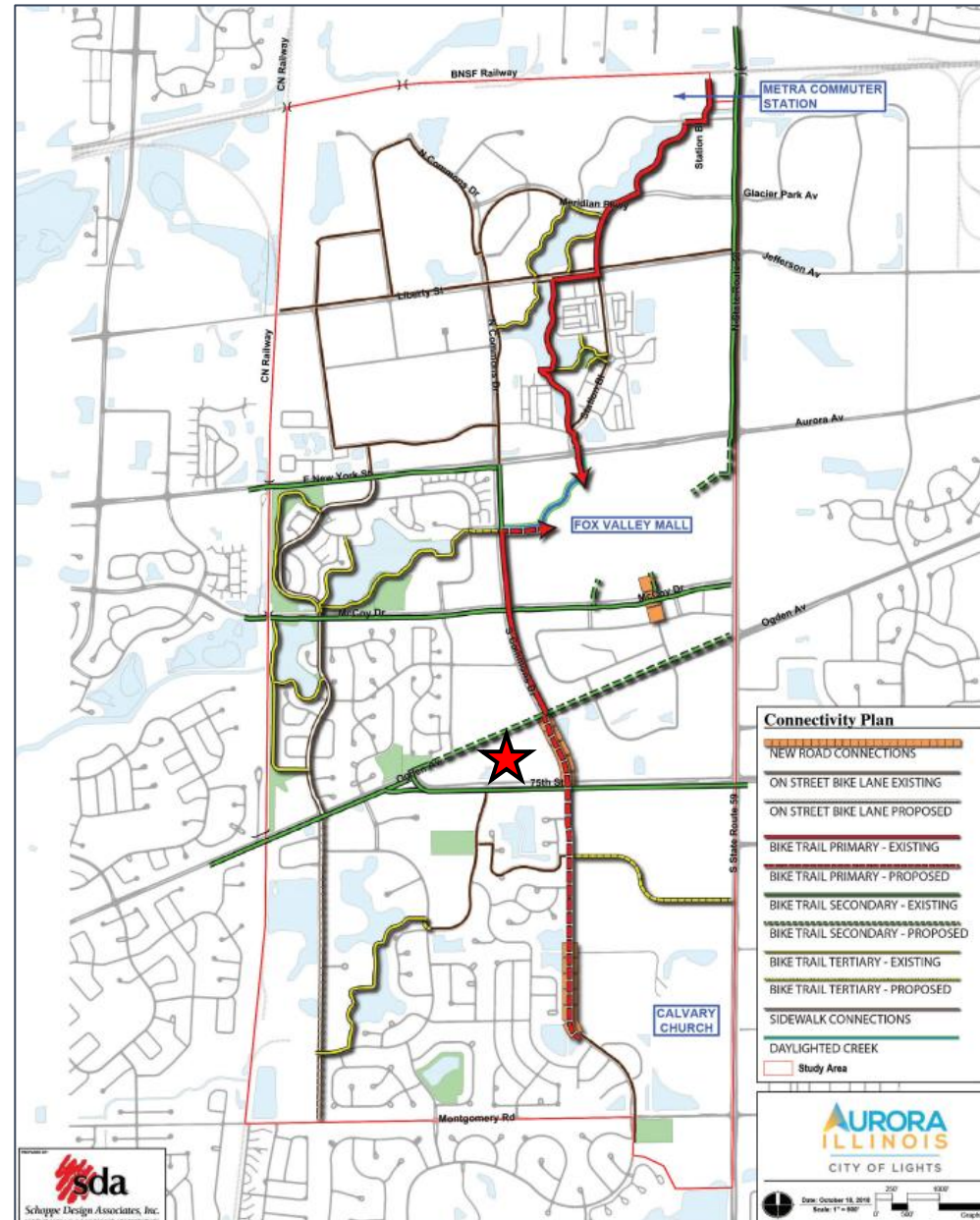
Blue / Green Detention

Wet Retention / Pond NWL

Drainage Divide

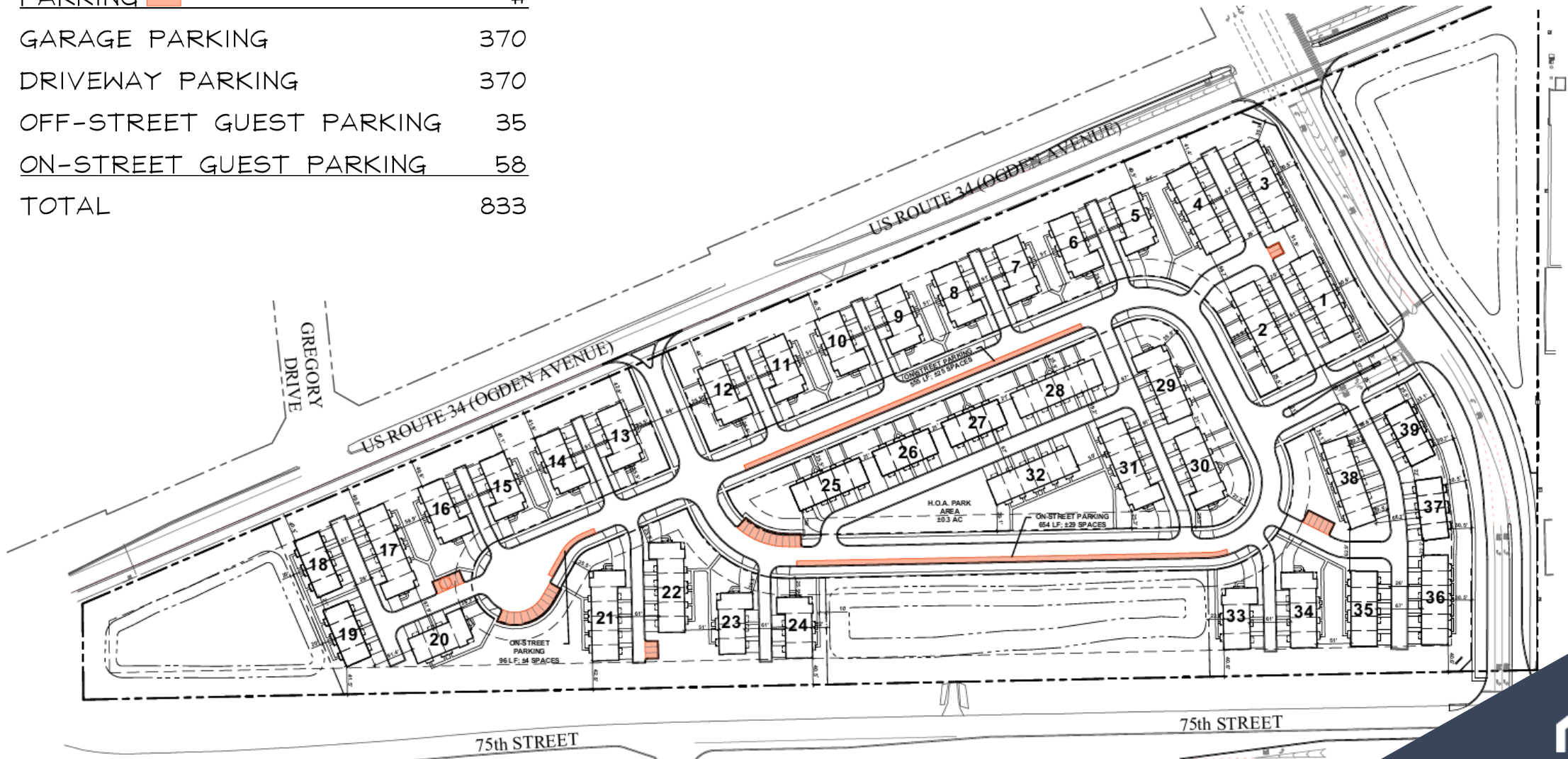


Route 59 Corridor Study - Connectivity Plan



Parking Plan

PARKING	#
GARAGE PARKING	370
DRIVEWAY PARKING	370
OFF-STREET GUEST PARKING	35
ON-STREET GUEST PARKING	58
TOTAL	833



Traffic – Existing Traffic Volumes

- LEGEND**
- 00 - WEEKDAY AM PEAK HOUR (7:00-8:00 AM)
 - (00) - WEEKDAY PM PEAK HOUR (4:45-5:45 PM)
 - [00] - SATURDAY MIDDAY PEAK HOUR (12:15-1:15PM)

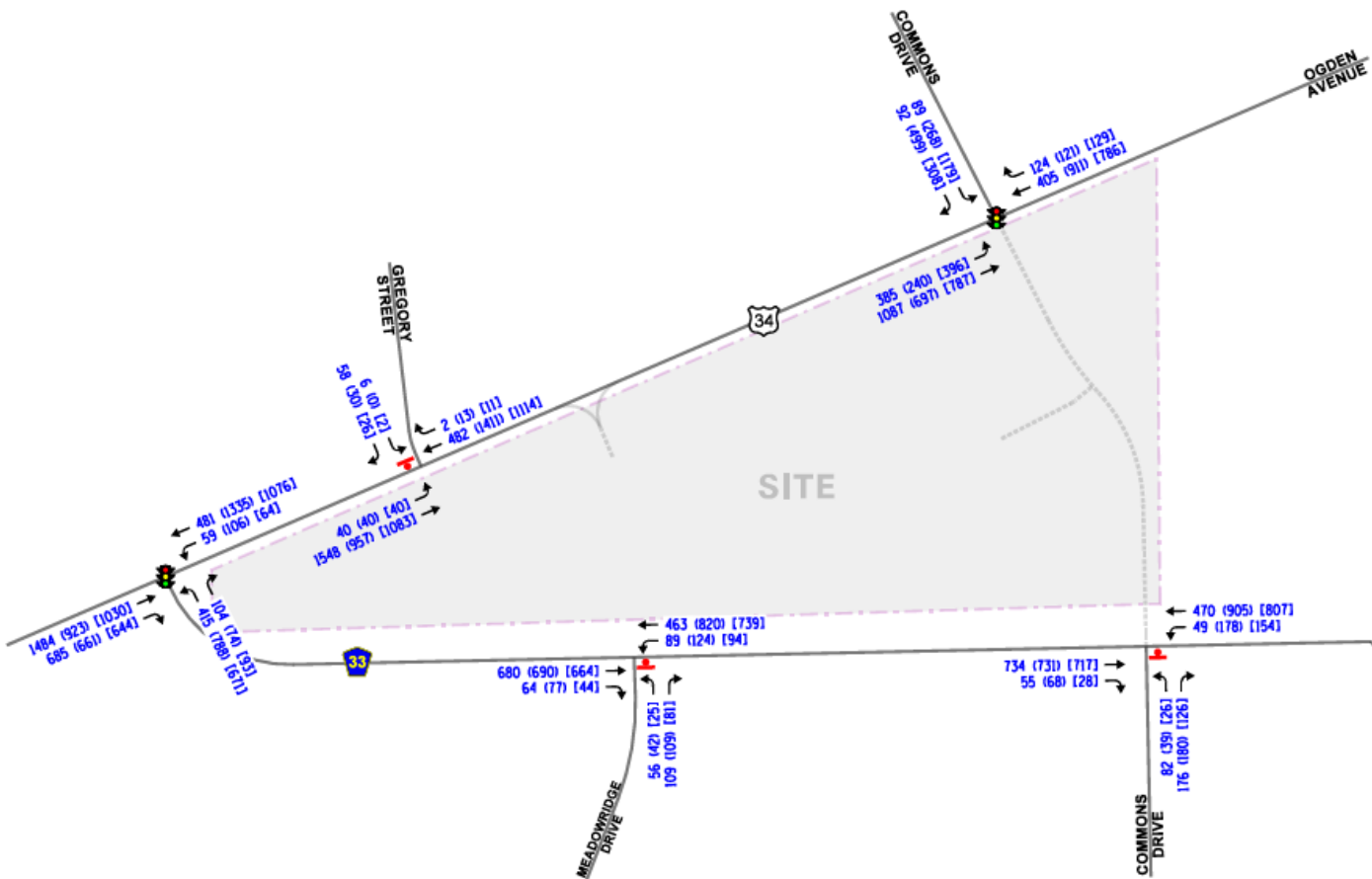
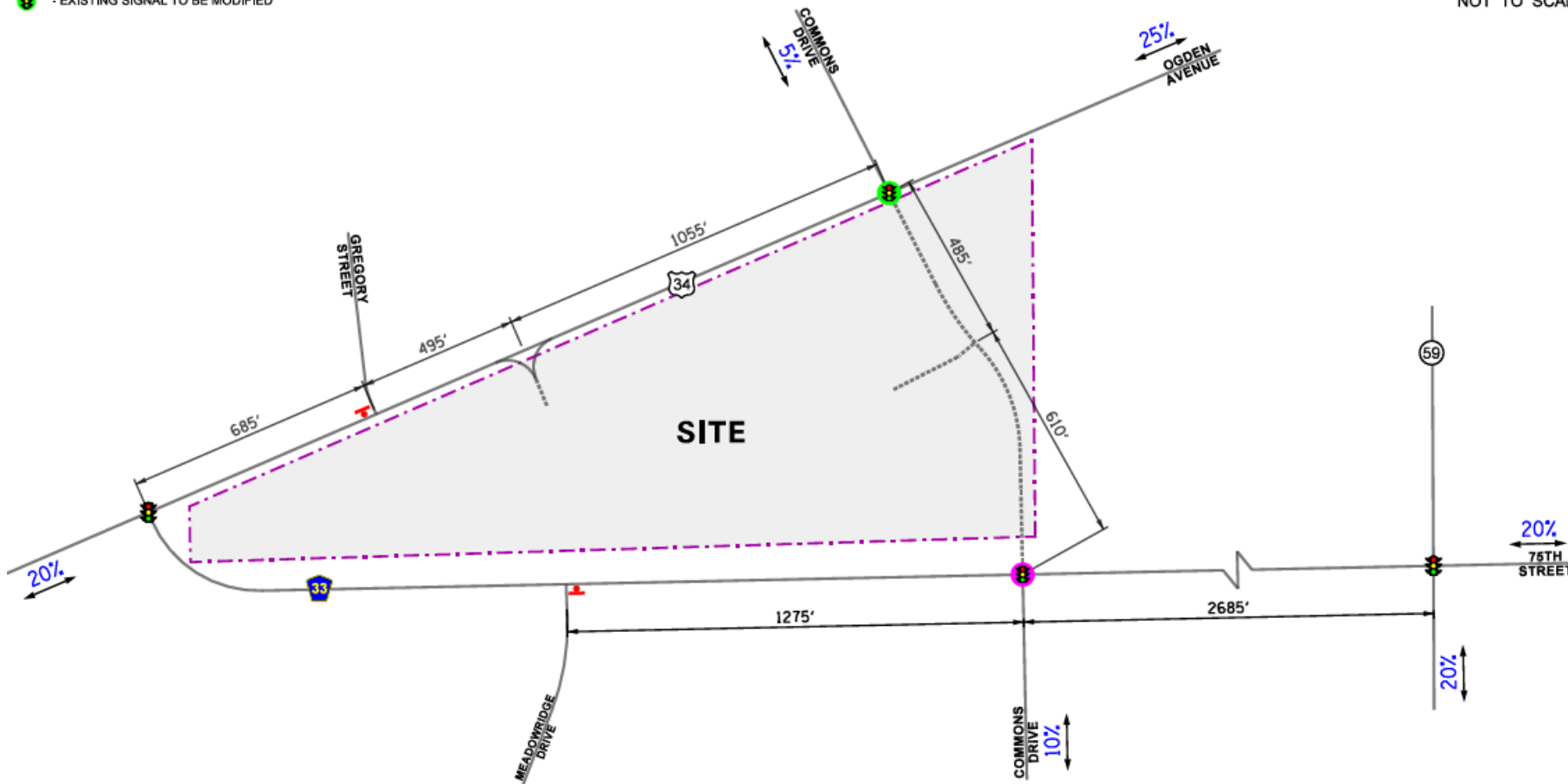


Table 7
EXISTING TRAFFIC VOLUMES – 75TH STREET WITH COMMONS DRIVE

Hour	Ogden Avenue						Commons Drive					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
6:00 A.M.		585	43	36	238		18		102			
7:00 A.M.		704	55	48	447		80		176			
8:00 A.M.		718	42	62	377		57		154			
9:00 A.M.		587	39	64	384		31		121			
10:00 A.M.		581	30	63	436		19		88			
11:00 A.M.		490	17	55	507		33		94			
12:00 P.M.		515	32	104	535		25		105			
1:00 P.M.		617	29	103	598		25		91			
2:00 P.M.		632	44	107	725		23		100			
3:00 P.M.		651	50	126	730		36		125			
4:00 P.M.		718	45	146	871		38		133			
5:00 P.M.		702	78	165	908		32		174			
6:00 P.M.		592	48	177	791		22		132			

Traffic – Directional Distribution

- LEGEND**
- 00% - PERCENT DISTRIBUTION
 - 00' - DISTANCE IN FEET
 - Ⓢ - PROPOSED TRAFFIC SIGNAL
 - Ⓢ - EXISTING SIGNAL TO BE MODIFIED



RESIDENTIAL DEVELOPMENT
AURORA, ILLINOIS

DIRECTIONAL DISTRIBUTION

KLOA
Kling, Lindgren, O'Hara, Adams, Inc.
Job No: 25-124 Figure: 5


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Traffic – Reassignment of Existing Volumes

- LEGEND**
- 00 - WEEKDAY AM PEAK HOUR (7:00-8:00 AM)
 - (00) - WEEKDAY PM PEAK HOUR (4:45-5:45 PM)
 - [00] - SATURDAY MIDDAY PEAK HOUR (12:15-1:15PM)
 - ⬢ - PROPOSED TRAFFIC SIGNAL
 - ⬢ - EXISTING SIGNAL TO BE MODIFIED

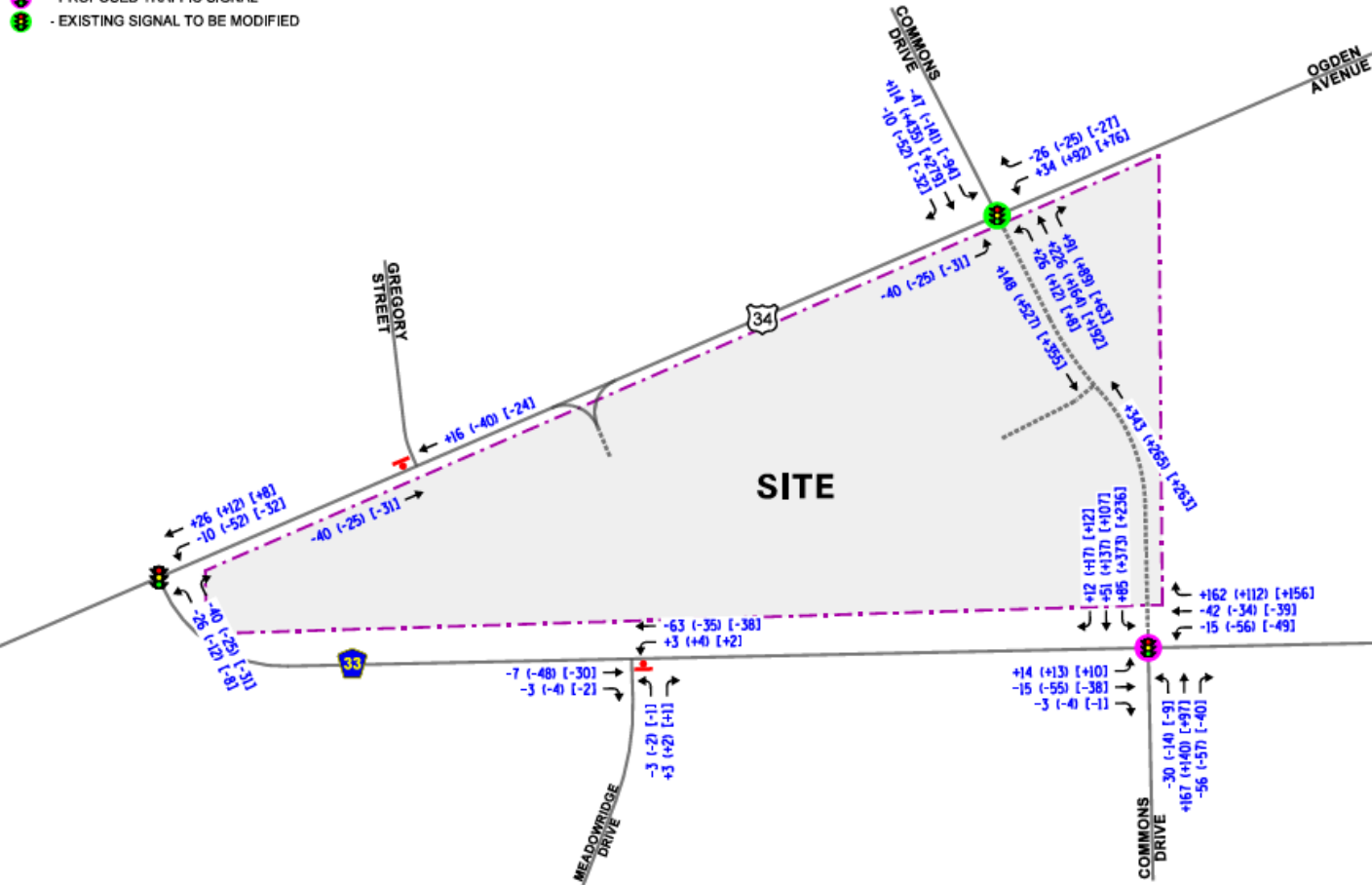
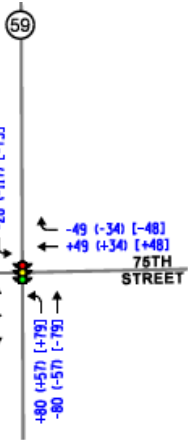
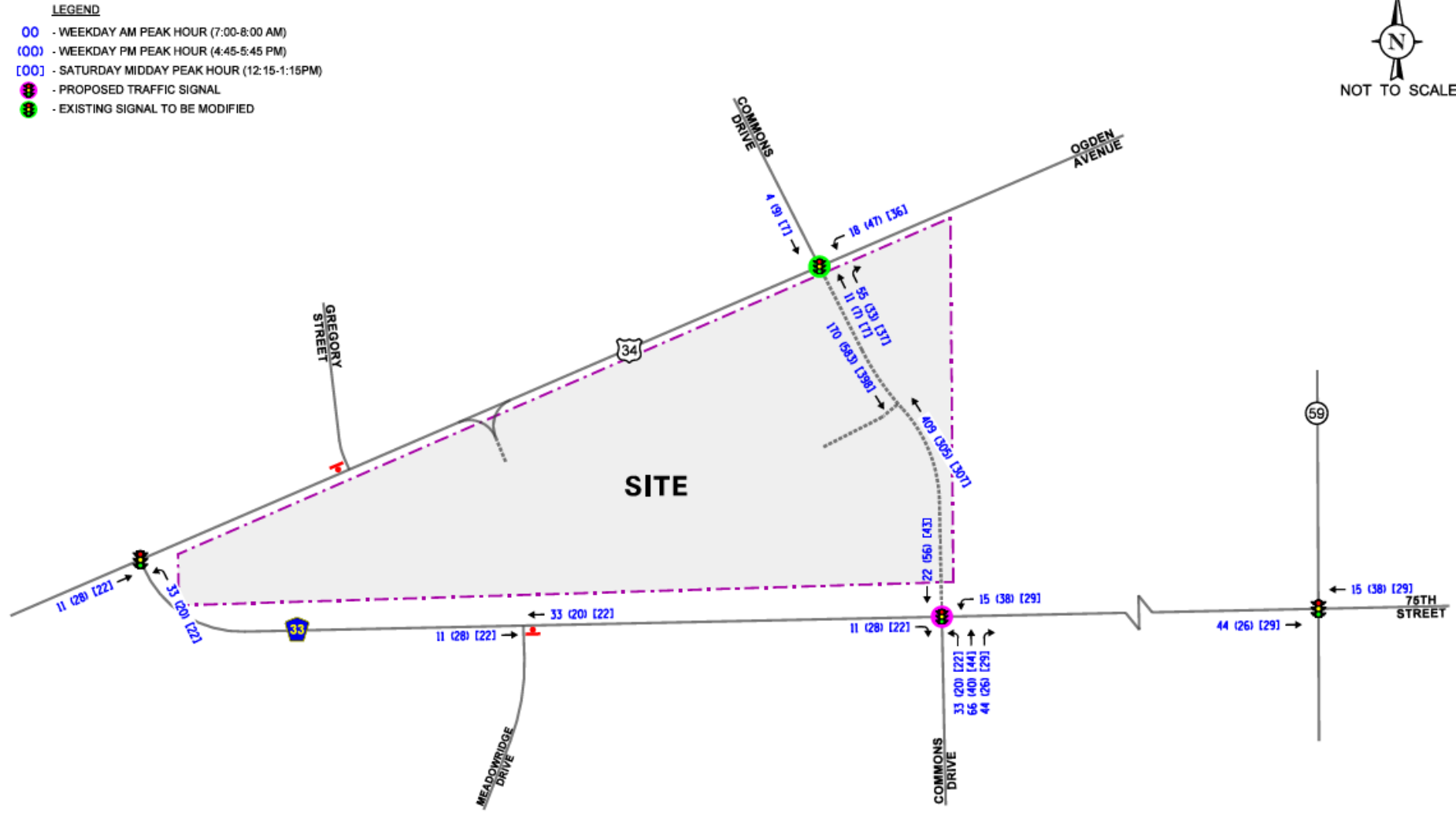


Table 9
REASSIGNMENT OF EXISTING TRAFFIC – 75TH STREET WITH COMMONS DRIVE

Hour	Ogdan Avenue						Commons Drive					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
6:00 A.M.	8	-12	-2	-11	-28	101	-6	73	-31	52	37	7
7:00 A.M.	14	-15	-3	-14	-38	156	-28	158	-53	81	48	8
8:00 A.M.	11	-16	-2	-19	-33	108	-20	129	-46	110	52	10
9:00 A.M.	9	-13	-2	-19	-25	99	-11	93	-36	95	52	10
10:00 A.M.	7	-14	-2	-19	-24	90	-7	65	-26	112	49	10
11:00 A.M.	8	-19	-1	-17	-25	99	-12	78	-28	120	40	10
12:00 P.M.	8	-22	-2	-31	-32	95	-9	80	-32	155	74	18
1:00 P.M.	7	-22	-1	-31	-31	118	-9	71	-27	150	72	17
2:00 P.M.	8	-28	-2	-32	-30	94	-8	75	-30	188	79	20
3:00 P.M.	10	-33	-3	-38	-35	122	-13	99	-38	249	94	22
4:00 P.M.	10	-37	-2	-44	-37	113	-13	104	-40	299	103	26
5:00 P.M.	12	-51	-4	-50	-40	100	-12	126	-52	378	127	31
6:00 P.M.	10	-42	-2	-53	-43	125	-8	94	-40	254	123	31



Traffic – Generated Traffic Volumes



Traffic – Trip Generation

Table 6

ESTIMATED PEAK HOUR VEHICLE TRIP GENERATION

ITE Land Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Saturday Midday Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
215	Single Family Attached Housing (185 Units)	24	73	97	67	47	114	56	61	117



Traffic – Conclusion

- As proposed the site is to be developed with residential development consisting of 188 townhomes in 41 buildings.
- As part of the development, Commons Drive will be extended from Ogden Avenue to 75th Street connecting the existing north and south segments.
 - This segment is projected to adequately accommodate future traffic volumes with this design.
 - The extension will generally have a three-lane cross section with one through in each direction.
 - The extension will have a posted speed limit of 25 miles per hour which is consistent with the existing local roadway southern segment.
- The Commons Drive extension will form the fourth (north) leg of the unsignalized intersection of 75th Street with the south segment of Commons Drive.
 - This intersection is projected to adequately accommodate future traffic volumes.
 - A traffic signal will be warranted at this intersection and will be provided.
 - An eastbound left-turn lane, a westbound-turn left-turn lane, and a westbound right-turn lane should be provided on 75th Street. These turn lanes should provide 215 feet of storage and a 220-foot taper. The left-turn lanes will be buried to allow for permitted left turn movements during the east-west through phases.
 - Southbound dual left-turn lanes will be provided.
 - A separate southbound right-turn lane is not warranted or necessary based on the low volume of projected southbound right-turn traffic.
- The Commons Drive extension will form the fourth (south) leg of the signalized intersection of Ogden Avenue with the north segment of Commons Drive.
 - This intersection is projected to adequately accommodate future traffic volumes.
 - The southbound approach (existing Commons Drive north segment) will be restriped to provide a separate through lanes and one southbound left-turn lane.
 - A westbound left-turn lane will be provided on Ogden Avenue. This turn lane should provide 215 feet of storage and a 220-foot taper.
 - The existing eastbound left-turn lane will be “buried” within the median and will be offset from the proposed westbound left-turn lane. This will allow for permitted left turn movements during the east-west through phases.
 - An eastbound right-turn lane is not warranted or necessary based on the low volume of projected eastbound right-turn traffic.
- The intersection of Ogden Avenue with 75th Street will operate with a decrease in delay as the result of the reassignment of traffic along the Commons Drive extension.
- Access to the proposed development will be provided via a full movement access drive on the extension of Commons Drive and a right-in/right-out access drive on Ogden Avenue.
 - These access drives are projected to adequately accommodate site-generated traffic.
 - A northbound left-turn lane will be provided serving the Commons Drive access drive.
 - An eastbound right-turn lane is not warranted or necessary at the Ogden Avenue access drive.

Target Market

U.S. Census data for Aurora:

- Current median age of **35.8**
- Median Household Income: **\$94,784**
- Employment Rate: **67.8%**

- **Active adults**
- **Young Professionals**
- **First-time Homebuyers**
- **Empty Nesters**



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Route 59 Corridor Study Comp Plan

Corridor Vision



STRENGTHEN ECONOMIC VALUE: In light of evolving demographic, economic, and market trends, strengthen the Route 59 Corridor's competitive position as a regional destination for shopping, working, living, and playing.



ENHANCE LIVABILITY: Offer new and expanded choices that help people of all ages, incomes, lifestyles and other distinctions lead healthier, more satisfying lives.



IMPROVE CONNECTIVITY: Enhance safety and connectivity for all users of the roadway including motorists, transit riders, pedestrians and bicyclists with a focus creating an interconnected local and regional trail system.



PROMOTE SUSTAINABILITY: Improve the area's environmental performance and resiliency.

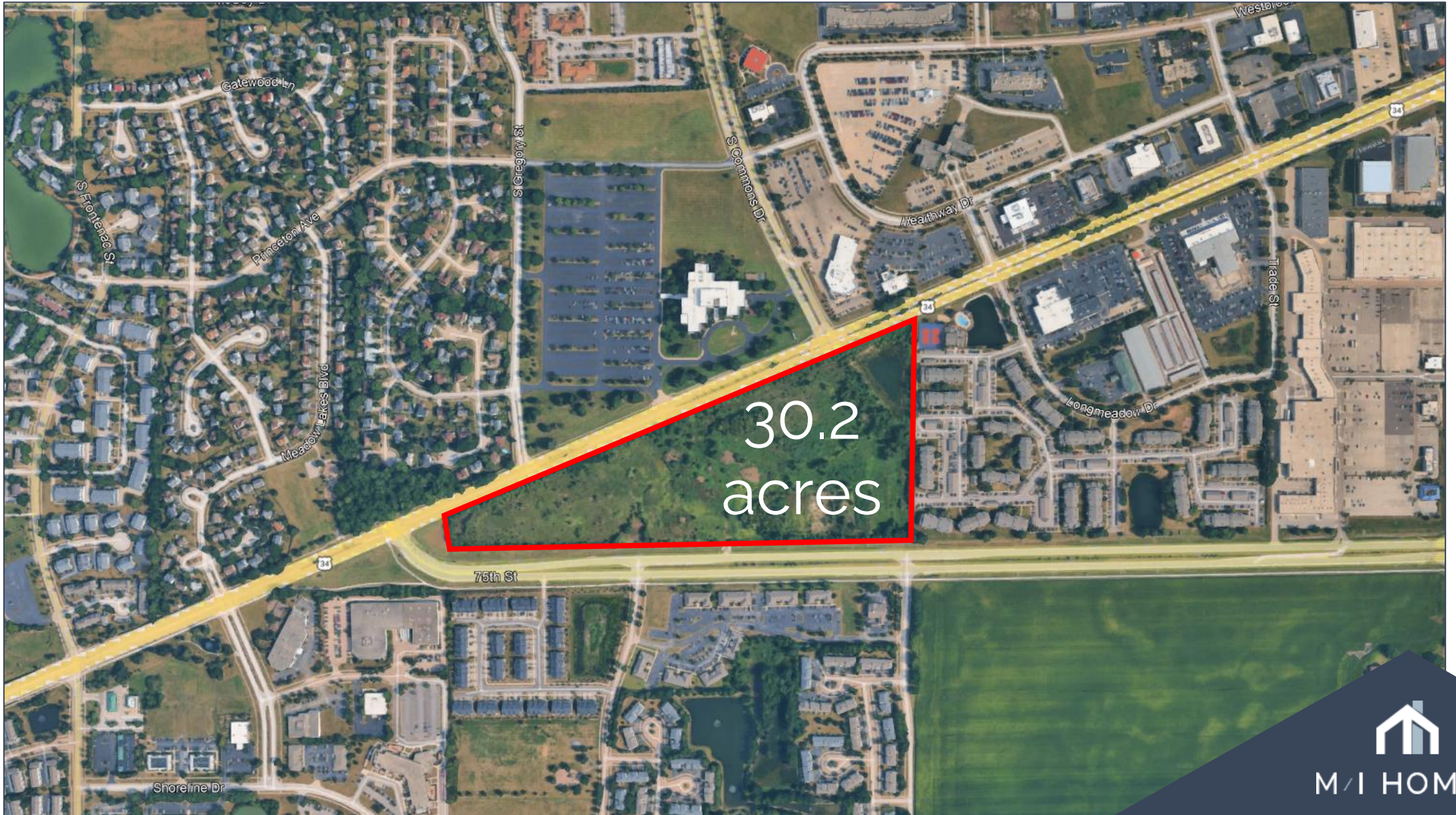


CREATE COMMUNITY: Provide a mix of private, public, and civic uses; parks, squares, commons and walkable streets; and other attractions that invite people from all walks of life to feel welcome and enjoy shared moments.



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Subject Property



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Zoning Comparison

	Code Section	R-4A Requirement	Proposed
Stories, Floor Area	49-107.9(e)(1)	Two-family dwellings, constructed or converted after December 15, 1987, shall have for a two-story or combination one- and two-story building, a combined floor area of two thousand four hundred (2,400) square feet, with no dwelling unit less than one thousand (1,000) square feet	3-stories, minimum combined floor area of 2,000 sq. ft.
Max. Height	49-107.9(e)(3)	35' not to exceed 2.5 stories	3-stories, 36'
Min. Lot Size	49-107.9(e)(5)	10,000 sq. ft.; Min. width at 75' at building line	Waive - N/A
Lot Coverage	49-107.9(e)(6)	40%	45%
Obstructions	49-107.9(e)(9)	1. Covered/Uncovered Porches: Not Permitted in Front Setback 2. Architectural Elements/Eaves 36" or less only permitted to encroach into setbacks in Estate zoned Districts	1. Covered/Uncovered Porches permitted to encroach up to 5' in front yard 2. Architectural Elements/Eaves 36" or less permitted to encroach into all yards, but not into any City easement
Setbacks	49-107.9(e)(12)	Front: 30' Interior Side: 8' Exterior Side: 15' Rear: 20'	Commons Drive: 30' Ogden & 75th: 40' Front to Public ROW: 25' Front to Private Drives/Alleys: 20' (N/A) Exterior Side Yard to Public ROW: 25' Exterior Side Yard to Private Drives/Alleys: 5' Rear Yard to Public ROW: 40' (N/A) Rear Yard to Private Drives/Alleys: 20' Interior Front: 0' Interior Side: 0' Interior Rear: 0'
Buffer Yard Screening	49-105.4(d)(1)(b.2)	Enhance the boundaries between adjacent non-residential uses and residential uses, and between adjacent single family detached residential uses and non-single family detached residential uses to provide an aesthetic screening treatment by planting two canopy tree equivalents per one hundred feet of lot line, of which fifty percent (50%) shall be non-canopy tree planting material. Alternatively, a wall or fence may satisfy the requirement as determined by the City.	Permit Reduced Screening Per Landscape Plan



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Why M/I Homes

QUALITY: Quite Simply, A Better-Built Home

At M/I Homes, quality is at the heart of everything we do. We are dedicated to building homes that stand the test of time. Our commitment to quality is evident through superior, brand-name materials and exclusive building standards.

CARE: We Stand By Your Side

Our commitment goes beyond construction. We care deeply about you and your experience because we know this is one of the biggest purchases you'll ever make! The proof is in our dedicated team, who will guide and support you through the homebuying process—from the moment you first reach out to the duration of your home's construction and far beyond.

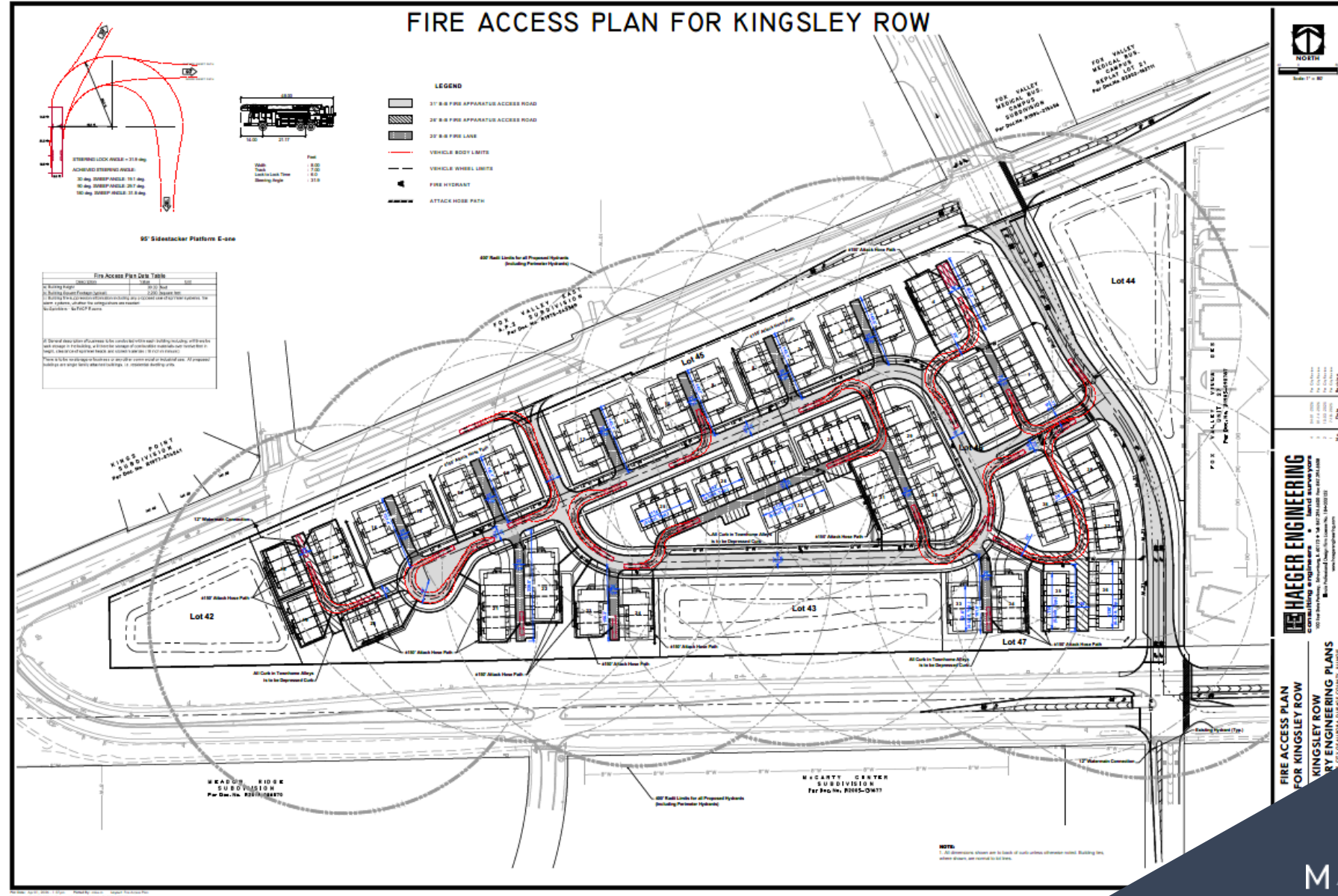
DESIGN: Visualize the Possibilities

At M/I Homes, exceptional design takes center stage. Detailed architecture, state-of-the-art design studios, and design options are just a few of the design approaches you'll find with us.



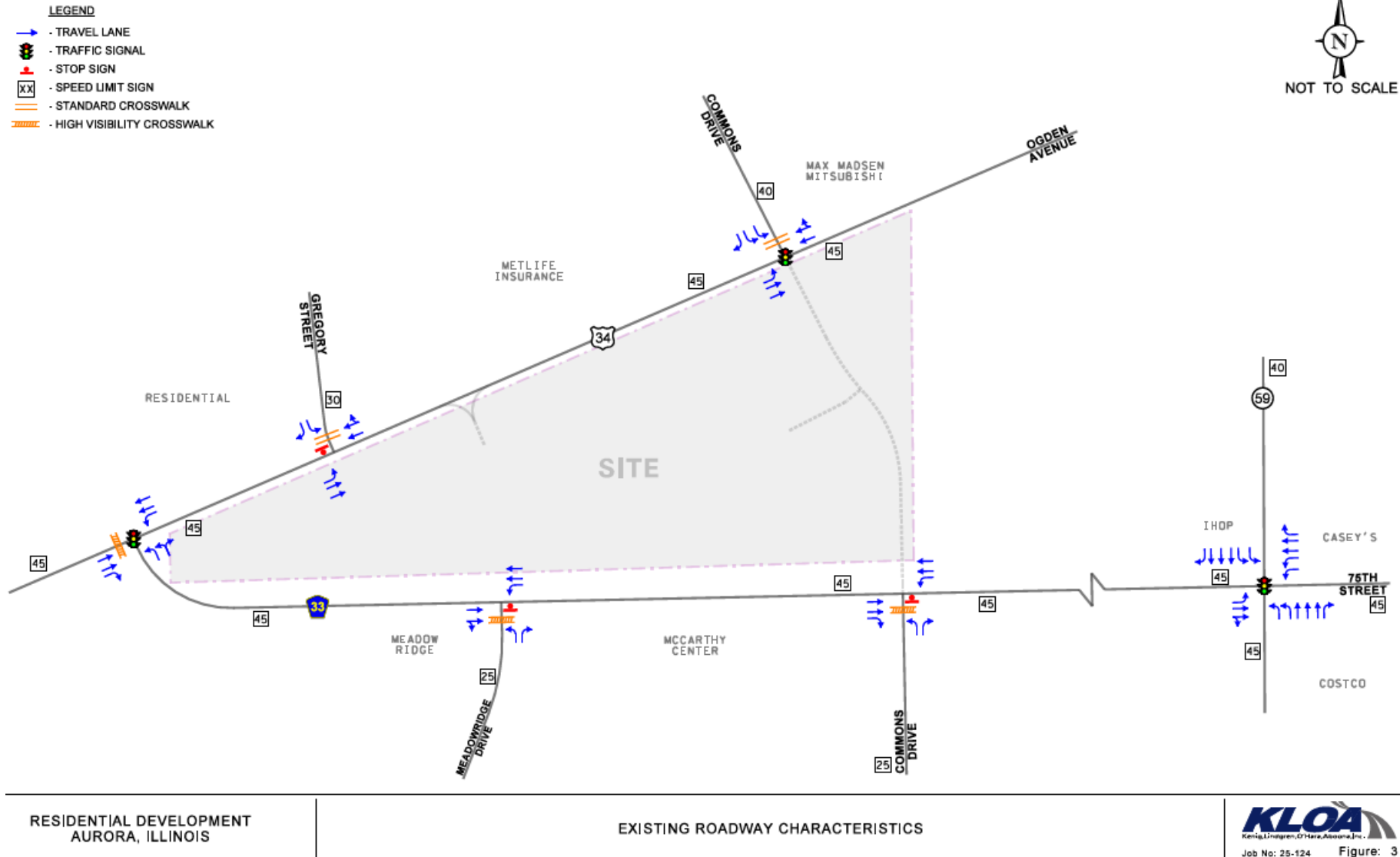
TRAFFIC

Autoturn Exhibit



M/I HOMES

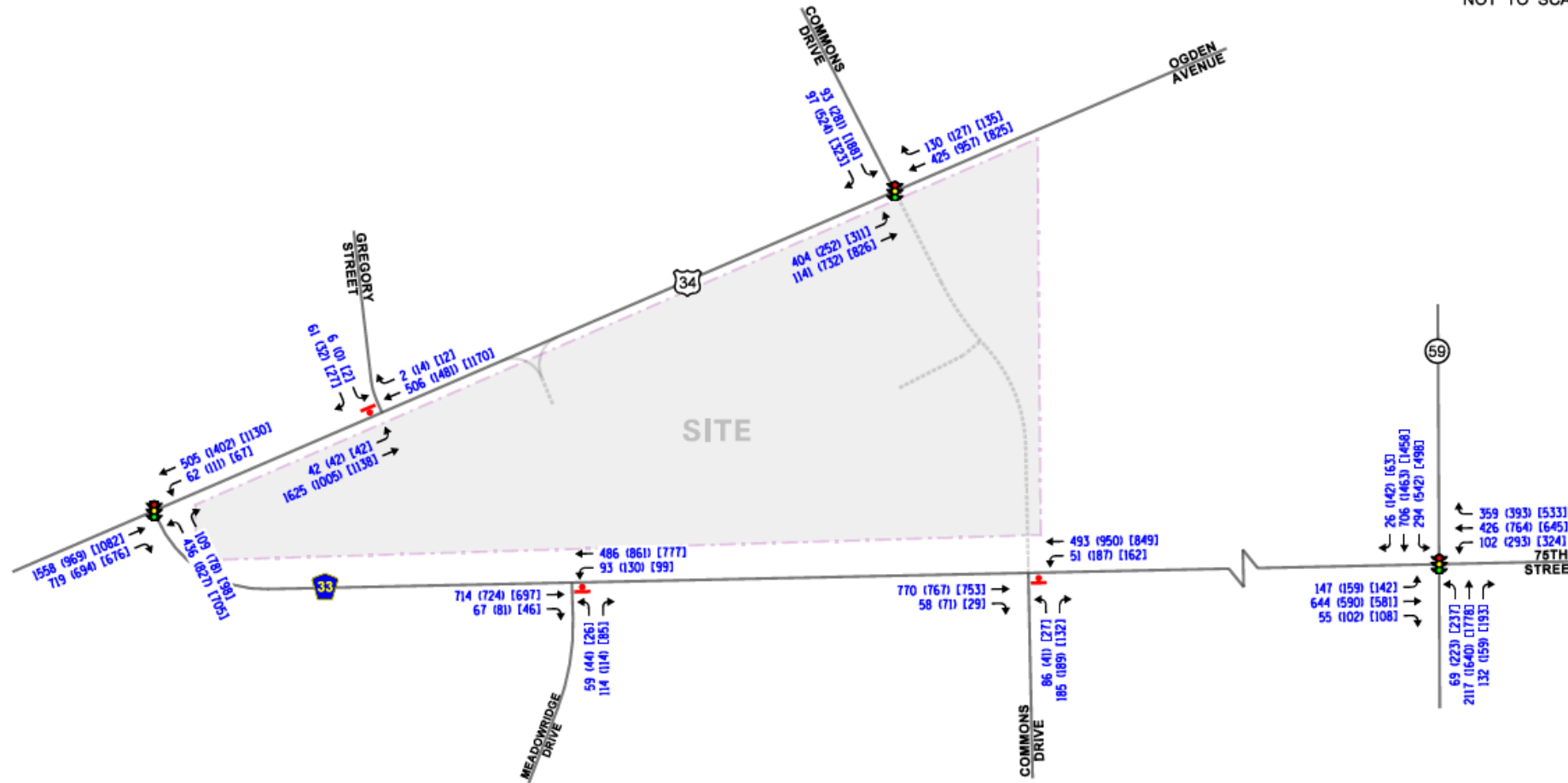
Traffic – Existing Conditions



Traffic – 2031 No-Build Traffic Volumes

LEGEND

- 00 - WEEKDAY AM PEAK HOUR (7:00-8:00 AM)
- (00) - WEEKDAY PM PEAK HOUR (4:45-5:45 PM)
- [00] - SATURDAY MIDDAY PEAK HOUR (12:15-1:15PM)



Traffic – 2031 Traffic Volumes

- LEGEND**
- 00 - WEEKDAY AM PEAK HOUR (7:00-8:00 AM)
 - (00) - WEEKDAY PM PEAK HOUR (4:45-5:45 PM)
 - [00] - SATURDAY MIDDAY PEAK HOUR (12:15-1:15PM)
 - Ⓢ - PROPOSED TRAFFIC SIGNAL
 - Ⓜ - EXISTING SIGNAL TO BE MODIFIED

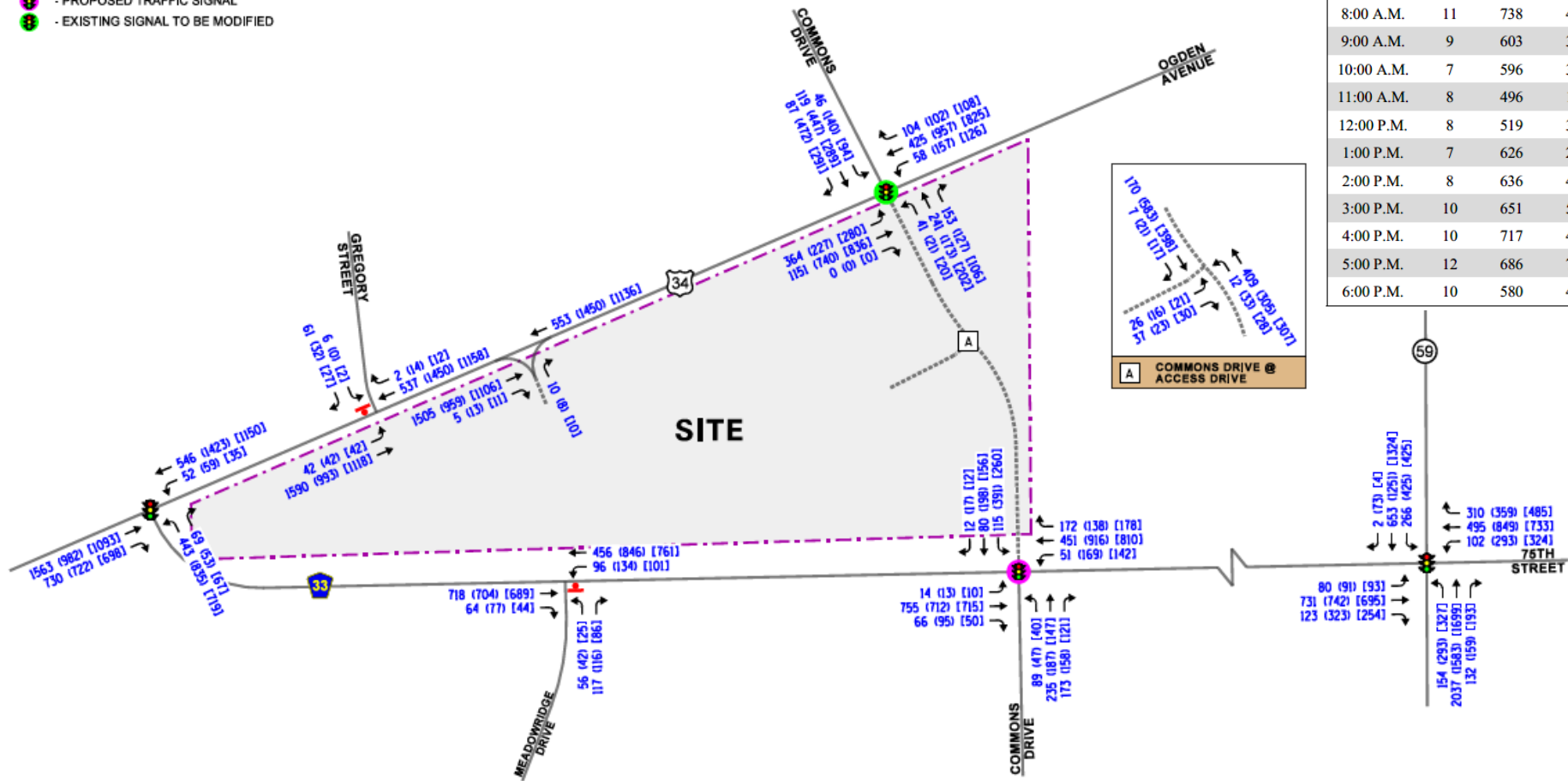


Table 10
YEAR 2031 TOTAL PROJECTED TRAFFIC VOLUMES – 75TH STREET WITH COMMONS DRIVE

Hour	Ogden Avenue						Commons Drive					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
6:00 A.M.	8	602	43	27	222	104	13	74	76	69	41	7
7:00 A.M.	14	724	55	36	431	164	56	160	132	119	58	8
8:00 A.M.	11	738	42	46	363	119	40	132	116	137	59	10
9:00 A.M.	9	603	39	48	378	110	22	96	91	115	57	10
10:00 A.M.	7	596	30	47	434	102	13	68	66	124	52	10
11:00 A.M.	8	496	17	41	507	113	23	82	71	136	44	10
12:00 P.M.	8	519	32	78	530	111	17	84	78	170	78	18
1:00 P.M.	7	626	29	77	597	131	17	74	69	164	76	17
2:00 P.M.	8	636	44	80	731	110	16	79	75	206	83	20
3:00 P.M.	10	651	50	94	732	146	25	105	93	263	98	22
4:00 P.M.	10	717	45	109	878	141	27	111	100	314	107	26
5:00 P.M.	12	686	78	123	913	135	22	135	131	398	132	31
6:00 P.M.	10	580	48	133	788	153	15	101	99	273	128	31

Traffic – Signal Warrant Evaluation

Table 11

SIGNAL WARRANT EVALUATION - PROJECTED TRAFFIC VOLUMES – 75TH STREET WITH COMMONS DRIVE

Time	Major Approach (75 th Street) ¹	Minor Approach (Commons Drive)										Condition A Met? ³	Condition B Met? ⁴
		Northbound					Southbound						
		Right Turn	Mainline Congestion Factor	Right Turn Reduction ²	Adjusted Right Turn Volume	Minor Approach Total	Right Turn	Mainline Congestion Factor	Right Turn Reduction ²	Adjusted Right Turn Volume	Minor Approach Total		
6:00 AM	1006	76	0	75%	19	106	7	0	20%	6	116	No	No
7:00 AM	1424	132	0	75%	33	249	8	0	20%	6	183	Yes	Yes
8:00 AM	1319	116	0	75%	29	201	10	0	20%	8	204	Yes	Yes
9:00 AM	1187	91	0	75%	23	141	10	0	20%	8	180	No	Yes
10:00 AM	1216	66	0	75%	17	98	10	0	20%	8	184	No	Yes
11:00 AM	1182	71	0	75%	18	123	10	0	20%	8	188	No	Yes
12:00 PM	1278	78	0	75%	20	121	18	0	20%	14	262	Yes	Yes
1:00 PM	1467	69	0	75%	17	108	17	0	20%	14	254	Yes	Yes
2:00 PM	1609	75	0	75%	19	114	20	0	20%	16	305	Yes	Yes
3:00 PM	1683	93	0	75%	23	153	22	0	20%	18	379	Yes	Yes
4:00 PM	1900	100	0	75%	25	163	26	5%	15%	22	443	Yes	Yes
5:00 PM	1947	131	0	75%	33	190	31	5%	15%	26	556	Yes	Yes
6:00 PM	1712	99	0	75%	25	141	31	0	20%	25	426	Yes	Yes

1 – Total of two-way traffic on 75th Street

2 – Equal to 75% less the mainline congestion factor.

3 – Equal to 20% to 60% (based on ratio of through to right turn vehicles) less mainline congestion factor.

3 – Requires Major Approach Volume of 600 and Minor Approach Volume of 200 on one approach.

4 – Requires Major Approach Volume of 900 and Minor Approach Volume of 150 on one approach.



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Traffic – Capacity Analysis

Table 12

CAPACITY ANALYSIS RESULTS – 75TH STREET WITH OGDEN AVENUE – SIGNALIZED

	Peak Hour	Eastbound		Westbound		Northbound		Overall
		T	R	L	T	L	R	
Existing Conditions	Weekday Morning	C 20.7	A 4.1	F 87.6	A 6.8	E 62.6		C 23.0
		B - 15.4		B - 15.6				
	Weekday Evening	C 28.2	A 5.4	E 72.8	C 23.2	E 56.7		C 30.1
		B - 18.7		C - 26.8				
	Saturday Midday	C 20.2	A 4.5	E 61.5	A 9.9	D 48.9		C 21.1
		B - 14.2		B - 12.8				
No-Build Conditions	Weekday Morning	C 21.9	A 4.4	F 87.8	A 6.7	E 64.0		C 23.9
		B - 16.4		B - 15.6				
	Weekday Evening	C 29.3	A 5.9	E 71.0	C 23.5	E 58.7		C 31.0
		B - 19.6		C - 27				
	Saturday Midday	C 21.1	A 4.9	E 63.9	B 10.2	D 51.3		C 22.1
		B - 14.8		B - 13.2				
Projected Conditions	Weekday Morning	C 21.5	A 4.3	E 74.2	B 12.4	E 59.8		C 22.9
		B – 16.0		B – 17.8				
	Weekday Evening	C 25.0	A 4.2	E 63.0	C 26.6	D 51.9		C 28.3
		B - 16.2		C – 28.0				
	Saturday Midday	B 18.3	A 3.7	E 63.2	A 9.7	D 43.3		B 18.6
		B – 12.6		B – 11.2				
Letter denotes Level of Service Delay is measured in seconds.		L – Left Turn T – Through		R – Right Turn				



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Traffic – Capacity Analysis

Table 13A
CAPACITY ANALYSIS RESULTS – OGDEN AVENUE WITH COMMONS DRIVE – SIGNALIZED

	Peak Hour	Eastbound		Westbound	Southbound		Overall
		L	T	T/R	L	R	
Existing Conditions	Weekday Morning	A 6.4	A 1.8	A 6.7	E 69.4	D 53.1	A 8.7
		A – 3.0			E - 61.2		
	Weekday Evening	B 15	A 1.1	C 22.6	E 68.2	E 57.6	C 27.3
		A - 4.7			E - 61.3		
	Saturday Midday	B 11.5	A 6.7	B 19.0	D 36.4	E 68.8	C 21.6
		A – 8.0			E - 56.8		
No-Build Conditions	Weekday Morning	A 8.0	A 1.5	A 7.1	E 69.5	D 52.4	A 8.9
		A - 3.2			E - 60.8		
	Weekday Evening	B 18.4	A 1.2	C 24.8	E 68.0	E 56.4	C 28.2
		A - 5.6			E - 60.4		
	Saturday Midday	B 12.4	A 6.6	C 20.3	D 36.8	E 77.4	C 23.3
		A - 8.2			E - 62.5		
Letter denotes Level of Service Delay is measured in seconds.		L – Left Turn T – Through		R – Right Turn			

Table 13B
CAPACITY ANALYSIS RESULTS – OGDEN AVENUE WITH COMMONS DRIVE – SIGNALIZED

	Peak Hour	Eastbound			Westbound		Northbound			Southbound			Overall
		L	T/R		L	T/R	L	T	R	L	T	R	
Projected Conditions	Weekday Morning	A 6.7	A 4.5		B 10.8	C 20.6	C 29.4	E 56.8	C 32.7	D 46.3	E 57.4	C 34.0	B 18.3
		A – 5.1			B – 19.7		D – 45.8			D – 47.3			
	Weekday Evening	B 16.5	B 14.3		B 15.2	C 29.7	C 29.1	D 45.7	C 35.0	D 43.5	E 78.2	D 47.6	C 35.0
		B – 14.8			C – 27.8		D – 40.4			E – 60.0			
	Saturday Midday	B 14.4	B 18.4		A 9.0	C 20.3	C 24.8	D 45.2	C 30.0	C 37.9	E 56.2	C 30.7	C 25.5
		B – 17.4			B - 19.0		D – 39.1			D – 42.6			
Letter denotes Level of Service Delay is measured in seconds.		L – Left Turn T – Through			R – Right Turn								



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Traffic – Capacity Analysis

Table 14

CAPACITY ANALYSIS RESULTS – 75TH STREET WITH COMMONS DRIVE– SIGNALIZED

	Peak Hour	Eastbound			Westbound			Northbound			Southbound			Overall
		L	T	R	L	T	R	L	T	R	L	T	R	
Projected Conditions	Weekday Morning	B 10.7	B 18.0	A 7.6	B 11.4	B 14.6	A 8.0	E 79.4	E 77.4	D 49.1	E 72.6	E 75.3		C 32.4
		B – 17.1			B – 12.7			E – 67.9			E – 73.8			
	Weekday Evening	B 15.4	C 26.5	B 15.8	B 18.8	C 23.2	A 6.4	E 76.6	E 79.0	D 46.0	E 5.8	D 54.9		C 34.2
		C – 25.1			C – 20.7			E – 65.8			E – 53.5			
	Saturday Midday	B 11.4	C 20.5	B 11.0	B 13.6	B 16.1	A 5.3	D 55.0	E 56.7	C 32.2	D 37.9	C 40.0		C 23.6
		B – 19.8			B – 14.1			D – 46.8			D – 38.7			
Letter denotes Level of Service L – Left Turn R – Right Turn Delay is measured in seconds. T – Through														



Traffic – Capacity Analysis

Table 16
CAPACITY ANALYSIS RESULTS – UNSIGNALIZED – EXISTING CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Saturday Midday Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
Ogden Avenue with Gregory Street						
• Eastbound Left Turn	A	8.6	B	13.9	B	11.5
• Southbound Left Turn	E	35.6	--	--	F	62.9
• Southbound Right Turn	B	10.3	C	16.2	B	13.4
75th Street with Commons Drive						
• Westbound Left Turn	A	10.0	B	11.2	B	10.5
• Northbound Left Turn	E	43.7	F	99+	F	67.8
• Northbound Right Turn	B	13.8	B	13.7	B	12.6
75th Street with Meadowridge Drive						
• Westbound Left Turn	B	10.3	B	10.0	A	9.8
• Northbound Left Turn	E	416	F	56.4	E	41.5
• Northbound Right Turn	B	12.4	B	12.2	B	11.7
LOS = Level of Service Delay is measured in seconds.						

Table 17
CAPACITY ANALYSIS RESULTS – UNSIGNALIZED – NO BUILD CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Saturday Midday Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
Ogden Avenue with Gregory Street						
• Eastbound Left Turn	A	8.7	B	14.6	B	11.9
• Southbound Left Turn	E	39.4	--	--	F	72.7
• Southbound Right Turn	B	10.5	C	17.0	B	13.9
75th Street with Commons Drive						
• Westbound Left Turn	B	10.2	B	11.6	B	10.9
• Northbound Left Turn	E	53.0	F	99+	F	84.0
• Northbound Right Turn	B	14.4	B	14.3	B	13.0
75th Street with Meadowridge Drive						
• Westbound Left Turn	B	10.6	B	10.3	B	10.0
• Northbound Left Turn	E	4	F	69.0	E	47.8
• Northbound Right Turn	B	12.8	B	12.5	B	12.0
LOS = Level of Service Delay is measured in seconds.						



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Traffic – Capacity Analysis

Table 18

CAPACITY ANALYSIS RESULTS – UNSIGNALIZED – PROJECTED CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Saturday Midday Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
Ogden Avenue with Gregory Street						
• Eastbound Left Turn	A	8.8	B	14.3	B	11.8
• Southbound Left Turn	E	40.2	--	--	F	70.2
• Southbound Right Turn	B	10.6	C	16.6	B	13.8
75th Street with Meadowridge Drive						
• Westbound Left Turn	B	10.6	B	10.2	A	10.0
• Northbound Left Turn	E	47.6	F	64.0	E	46.2
• Northbound Right Turn	B	12.8	B	12.4	B	11.9
Commons Drive with the Full Movements Site Access Drive						
• Eastbound Approach	B	11.2	C	15.7	B	13.2
• Northbound Left Turn	A	7.6	A	8.9	A	8.3
Ogden Avenue with the Right-in/Right-out Site Access Drive						
• Eastbound Approach	C	16.7	B	12.3	B	13.3
LOS = Level of Service Delay is measured in seconds.						



ELEVATIONS

Elevations



Pearson
Left Elevation



Taylor
Right Elevation



Pearson

Madison

Madison

Madison

Madison

Pearson

Rear Elevation



Elevations



Pearson
Left Elevation



Pearson
Right Elevation

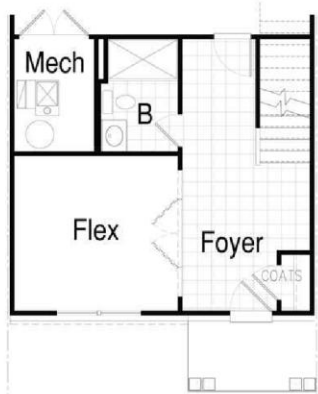


Pearson Madison Madison Madison Madison Pearson

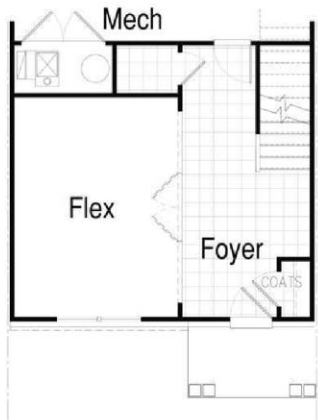
Rear Elevation



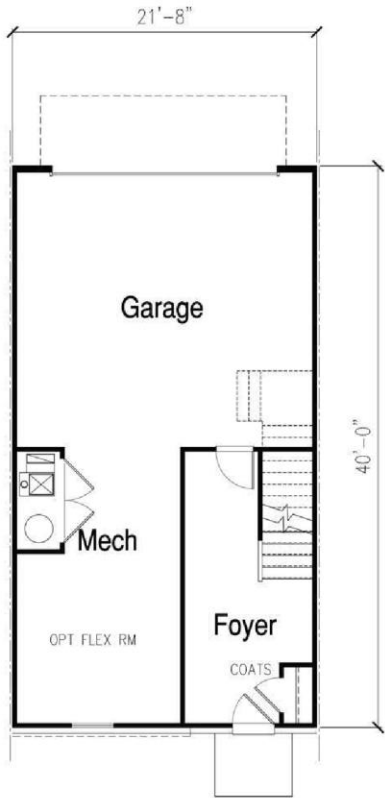
Floorplan



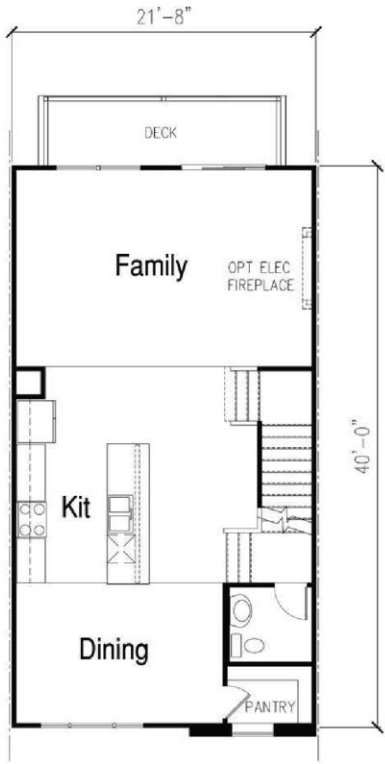
Opt. Flex Rm. w/ Bath



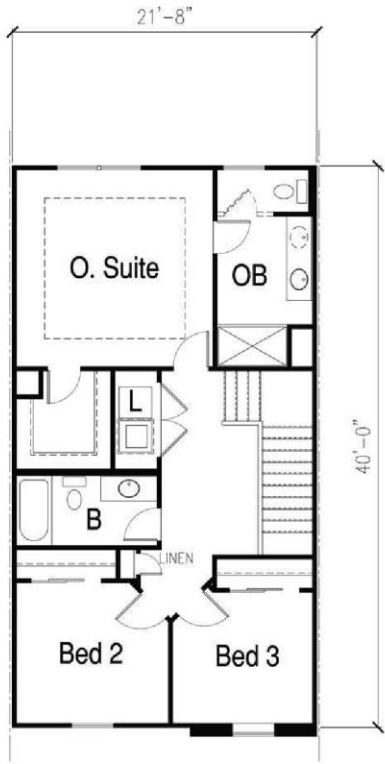
Optional Flex Room



Lower Level Floor Plan



Main Level Floor Plan

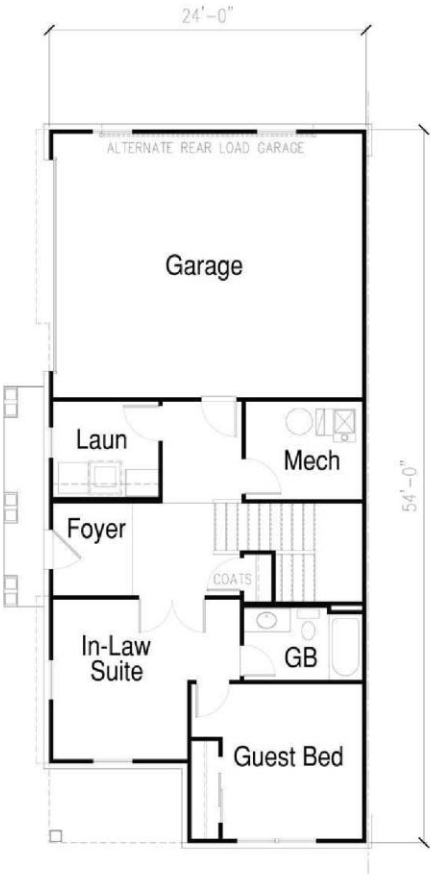


Upper Level Floor Plan

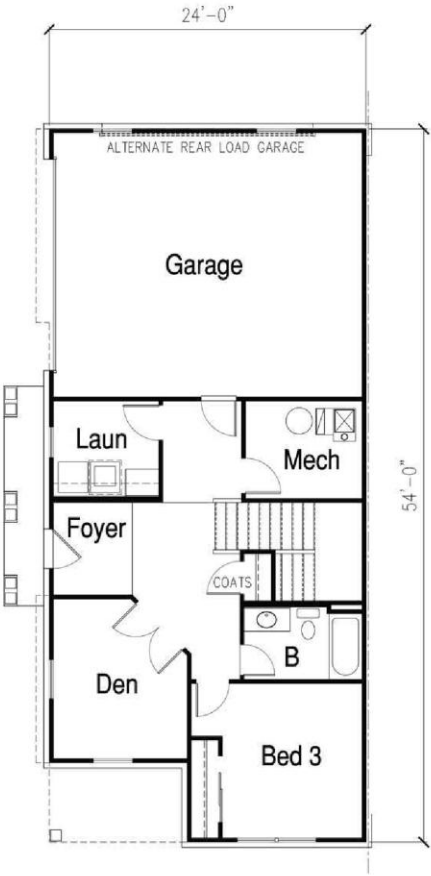
Madison
1893 s.f.

Town Square

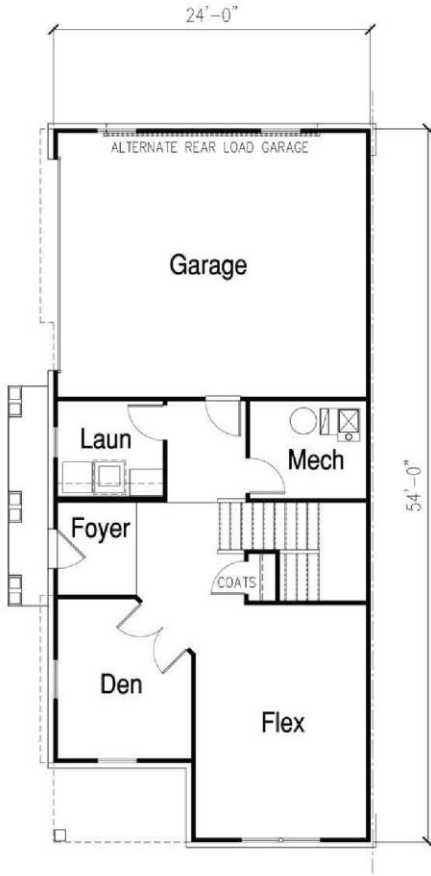
Floorplan



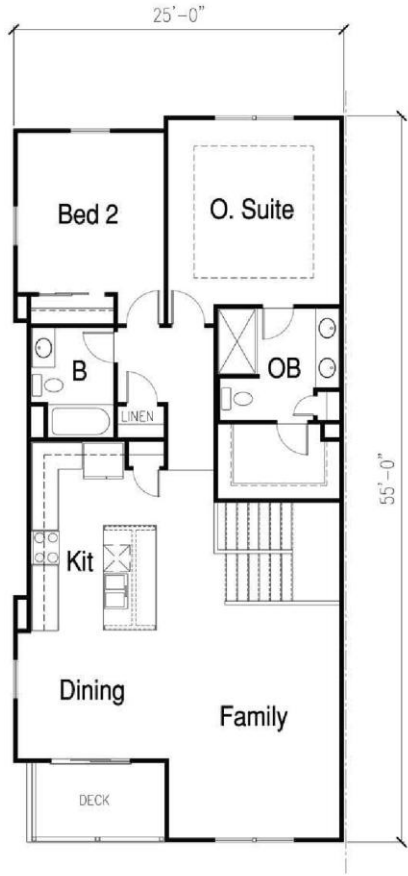
Optional In-Law Suite



Lower Level Floor Plan



Main Level Floor Plan



Upper Level Floor Plan

Taylor
1951 s.f.

Town Square

ENGINEERING

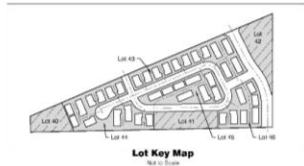
Prelim PUD Plan

P.J.M.
07-28-191-007-0000
07-28-191-008-0000

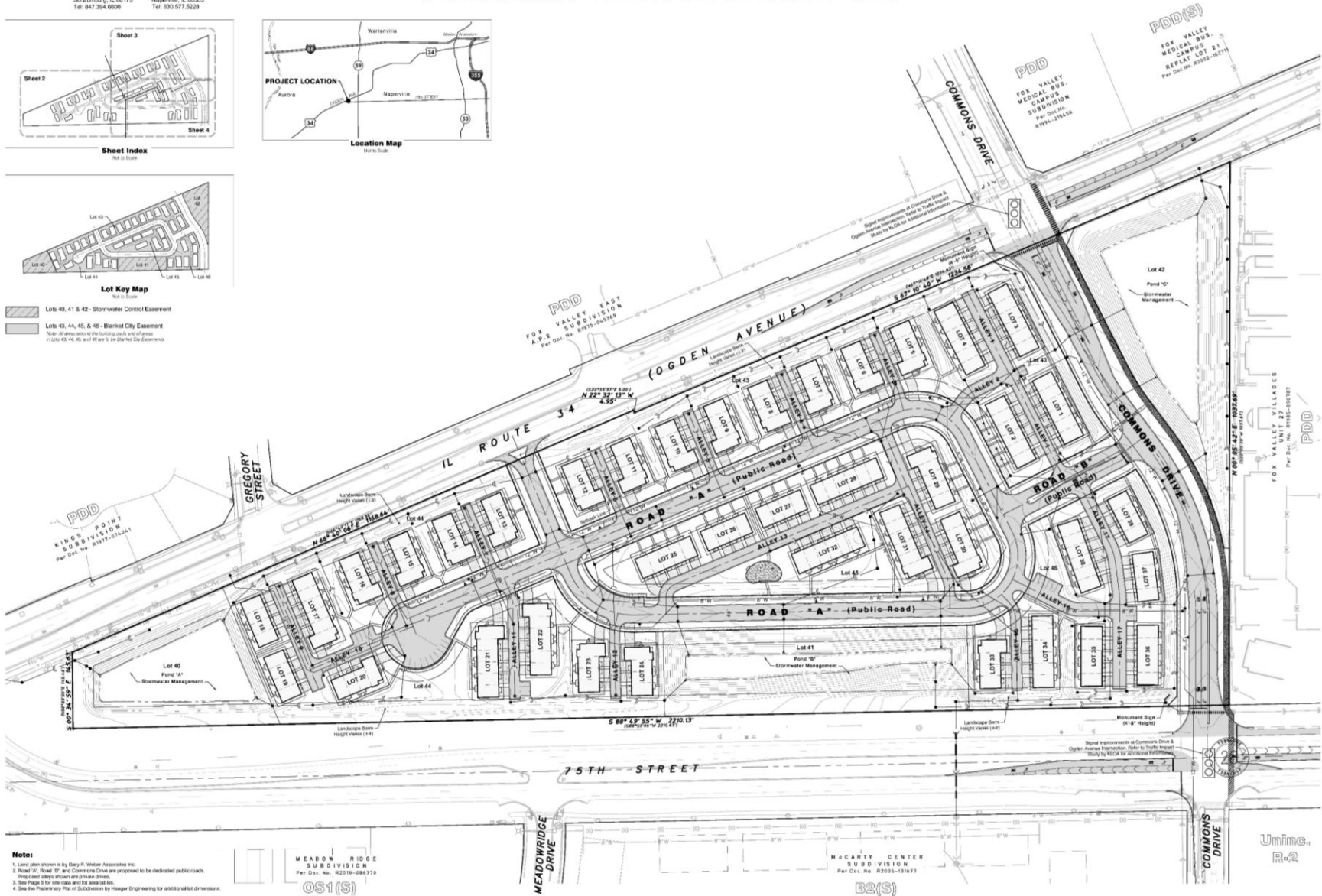
Prepared By:
Hager Engineering LLC
100 East State Parkway
Schaumburg, IL 60173
Tel: 815.377.5228

Prepared For:
M/I Homes of Chicago, LLC
2135 City Gate Lane, 620
Naperville, IL 60563
Tel: 630.577.5228

PRELIMINARY PLAN FOR KINGSLEY ROW



Legend:
- Lots 40, 41 & 42 - Stormwater Control Easement
- Lots 43, 44, 45, & 46 - Blanket City Easement
Note: All areas shown are the building pads and all areas in lots 43, 44, 45, and 46 are to be Blanket City Easements.



Notes:
1. Land plan shown is by Gary R. Water Associates Inc.
2. Road "X", Road "Y", and Commons Drive are proposed to be dedicated public roads.
3. See Page 3 for site data and lot area tables.
4. See the Preliminary Plan of Subdivision by Hager Engineering for additional dimensions.

MEADOW RIDGE
SUBDIVISION
Per Dec. No. R2019-285370
OS1(S)

MCCARTY CENTER
SUBDIVISION
Per Dec. No. R2005-131677
B2(S)

Urbane
R-2



Prelim Plat of Subdivision

P.J.N.
07-28-101-007-0000
07-28-101-006-0000

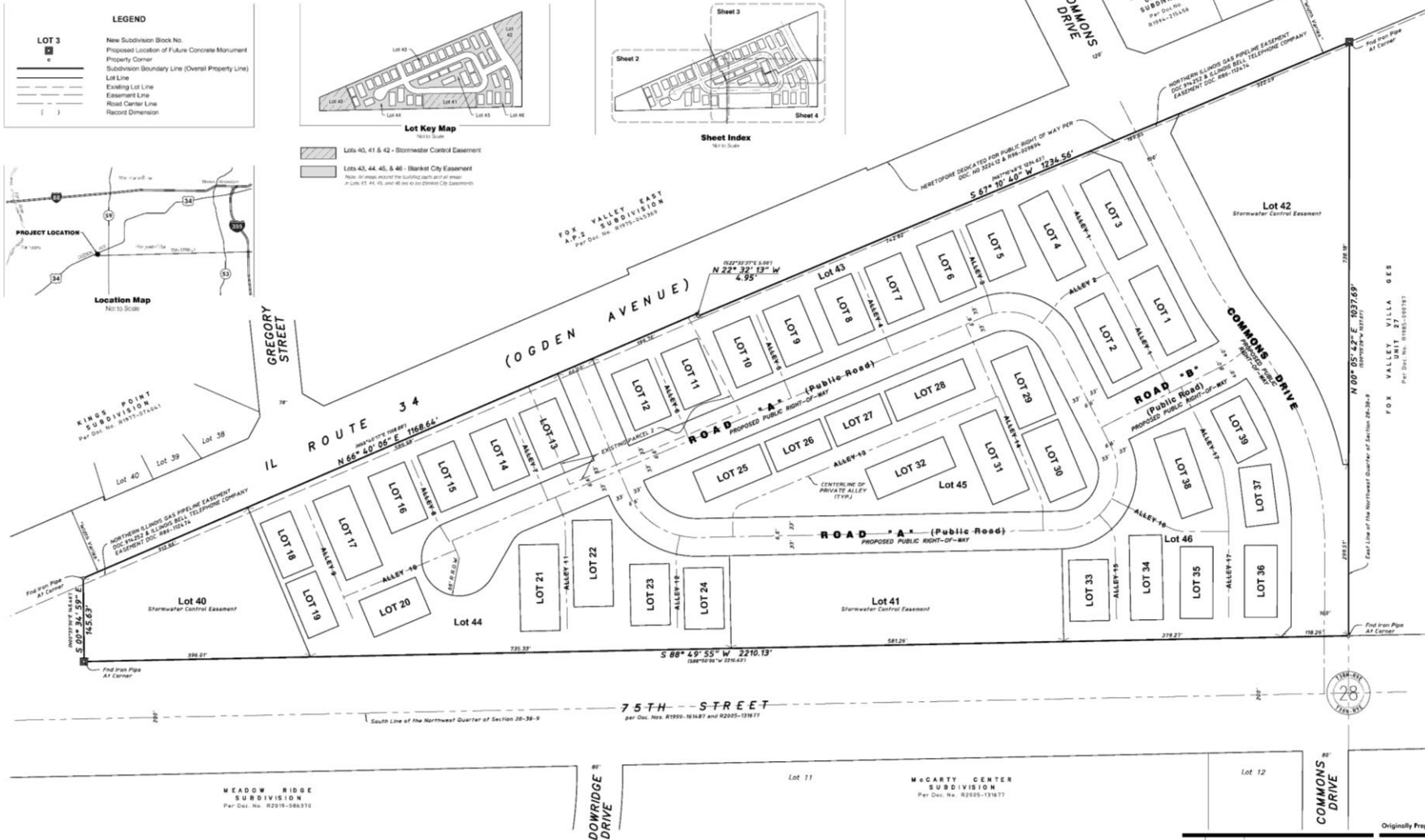
Prepared By:
Heeger Engineering, LLC
100 East State Parkway
Schaumburg, IL 60173
Tel: 847.394.6800

Prepared For:
M/I Homes of Chicago, LLC
2135 City Gate Lane, 620
Naperville, IL 60563
Tel: 630.577.5228

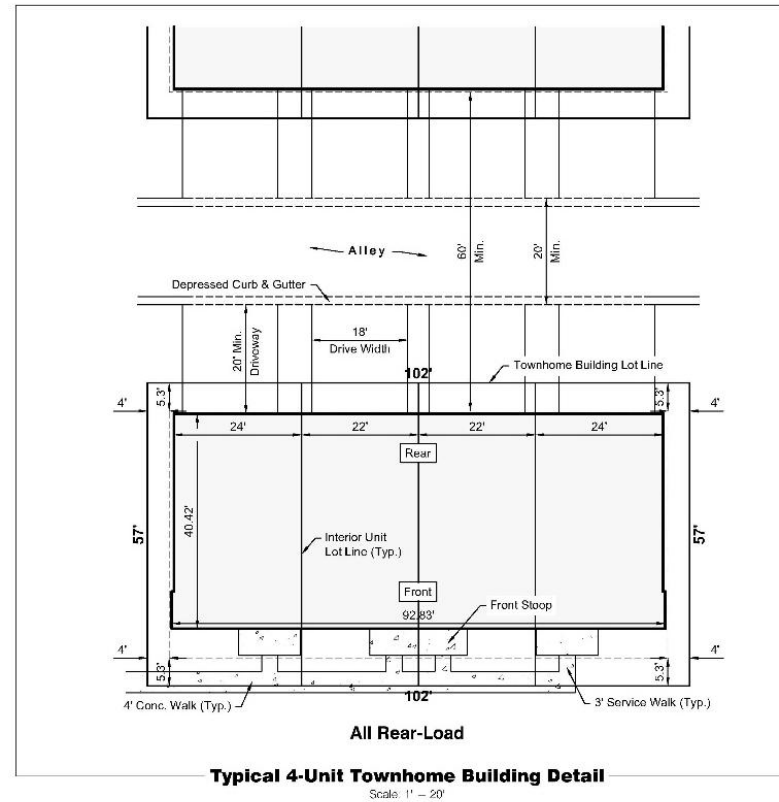
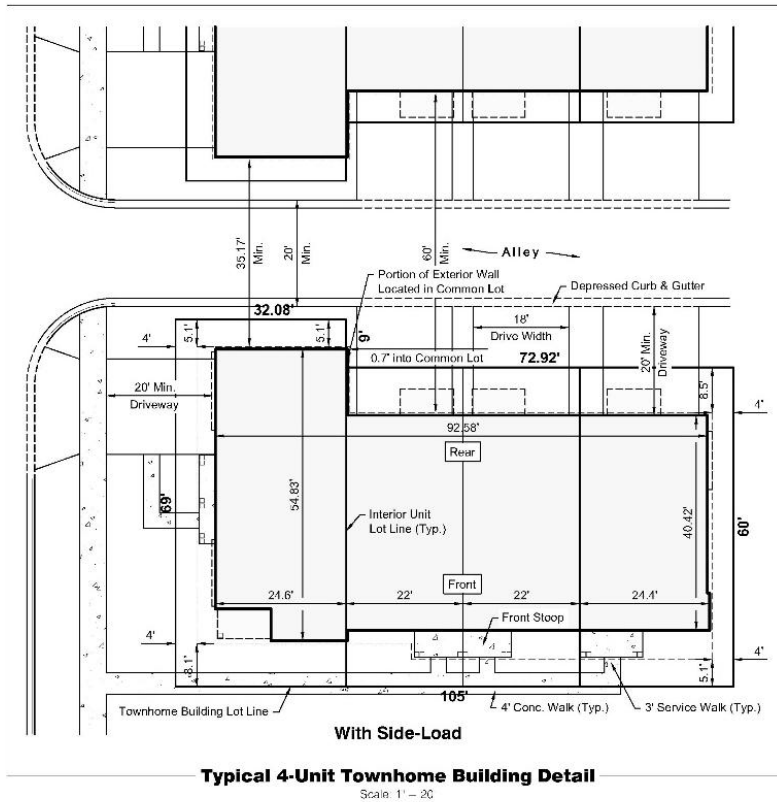
PRELIMINARY PLAT OF SUBDIVISION KINGSLEY ROW

BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 28,
TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN THE CITY OF AURORA, DUPAGE COUNTY, ILLINOIS.

City Resolution: _____ Passed On: _____



Typical Building Separations



KINGSLEY ROW

PRELIMINARY ENGINEERING PLANS

SECTION 28 TOWNSHIP 38 NORTH RANGE 9 EAST

AURORA, ILLINOIS

DUPAGE COUNTY

DEVELOPER / SUBDIVIDER:
M/I Homes of Chicago, LLC
2135 City Gate Lane, 620
Naperville, IL 60563
Tel: 630-577-5228

CIVIL ENGINEER & LAND SURVEYOR (TOPO):
Haeger Engineering LLC
Illinois Prof. Design Firm #184-003152
100 E. State Parkway
Schaumburg, IL 60173
Tel: 847-394-6900
Fax: 847-394-6908
www.haegerengineering.com

LAND SURVEYOR (BOUNDARY):
Thomson Surveying Ltd.
9575 W. Higgins Road, Suite 850
Rosemont, Illinois 60018
tel: 847-318-9790
fax: 847-318-9792

TRAFFIC CONSULTANT:
KLOSA, Inc.
9575 W. Higgins Road
Rosemont, Illinois 60018
tel: 847-518-9990
fax: 847-518-9987
www.klosa.com

WETLAND CONSULTANT:
Gary R. Weber Associates, LLC
212 S. Main Street
Wheaton, Illinois 60187
tel: 630-668-7197

LANDSCAPE ARCHITECT:
Gary R. Weber Associates, LLC
212 S. Main Street
Wheaton, Illinois 60187
tel: 630-668-7197

GEOTECHNICAL ENGINEER:
Construction & Geotechnical Material Testing, Inc.
60 Martin Lane
Eik Grove Village, IL 60007
tel: 630-295-1111

CITY OF AURORA:
44 E. Duane Place
Aurora, IL 60005
tel: 630-256-4636

City Benchmark:

City of Aurora Benchmark 32W
Northing: 1851441.3946
Existing: 1015859.7295
Elevation: 712.57 NAVD 88

Site Benchmarks:

CP # 600 (See Survey)
Description: Cross Notch
Elevation: 722.60 NAVD 88 (Geoid 12A)

CP # 609 (See Survey)
Description: Cross Notch
Elevation: 715.86 NAVD 88 (Geoid 12A)

CP # 617 (See Survey)
Description: Cross Notch
Elevation: 704.95 NAVD 88 (Geoid 12A)

CP # 710 (See Survey)
Description: Cross Notch
Elevation: 713.04 NAVD 88 (Geoid 12A)

CP # 2057 (See Survey)
Description: Cross Notch
Elevation: 703.55 NAVD 88 (Geoid 12A)



Know what's below.
Call before you dig.

Note:
Call 811 at least 48 hours, excluding
weekends and holidays, before you dig.



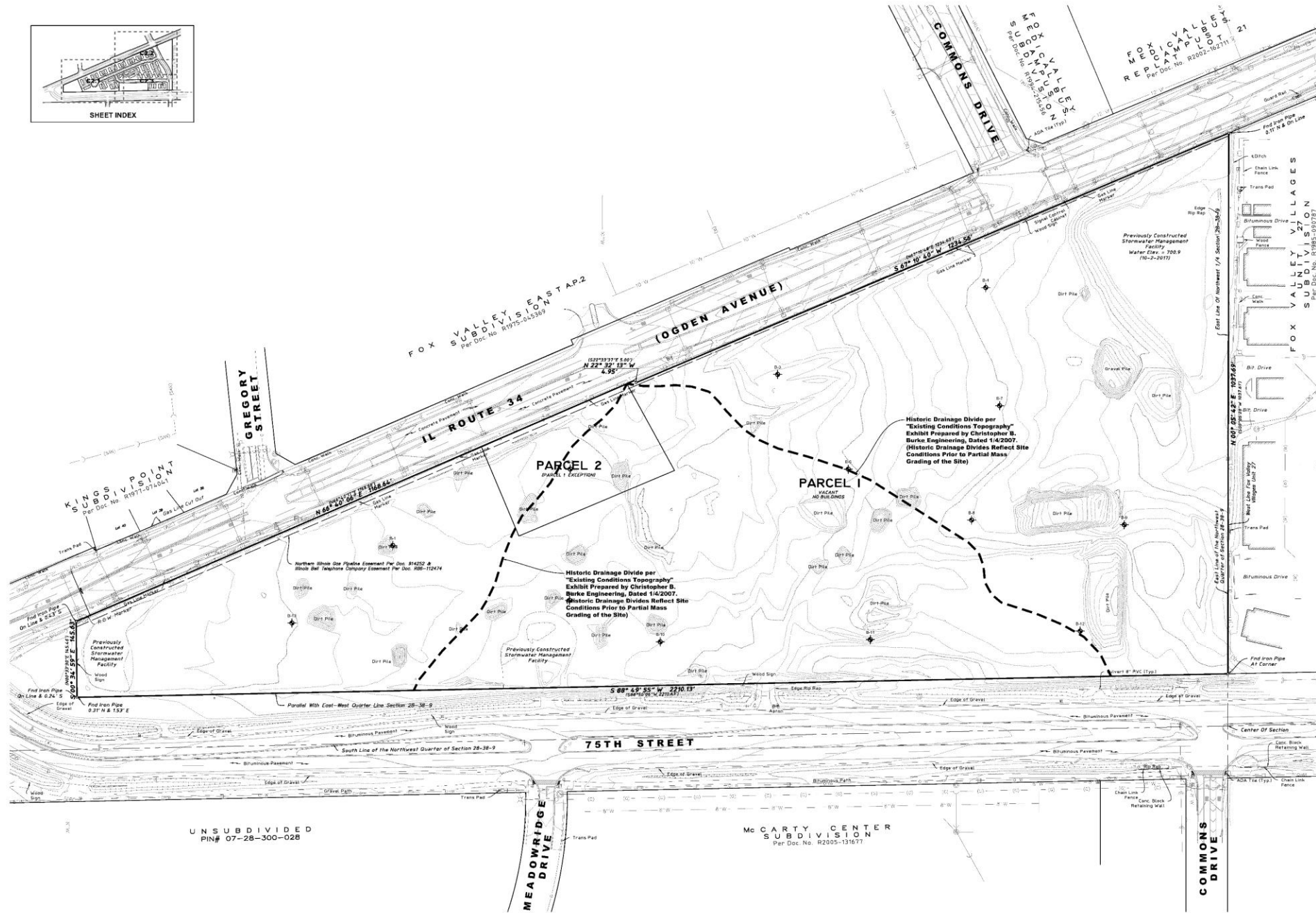
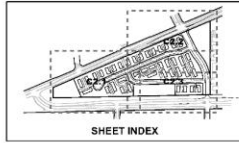
INDEX TO SHEETS	
NO.	DESCRIPTION
C1.0	*TIT 5 SHEET
C2.0	EXIST'NG CONDITIONS PLAN - OVERALL
C2.1	EXIST'NG CONDITIONS & DEMOLITION PLAN - WEST
C2.2	EXIST'NG CONDITIONS & DEMOLITION PLAN - NORTH-EAST
C3.0	GRAD'NG & DRAINAGE PLAN - OVERALL
C3.1	GRAD'NG & DRAINAGE PLAN - WEST
C3.2	GRAD'NG & DRAINAGE PLAN - NORTH-EAST
C3.3	GRAD'NG & DRAINAGE PLAN - SOUTH-EAST
C4.0	GEOMETRY / UTILITY PLAN - OVERALL
C4.1	GEOMETRY / UTILITY PLAN - WEST
C4.2	GEOMETRY / UTILITY PLAN - NORTH-EAST
C4.3	GEOMETRY / UTILITY PLAN - SOUTH-EAST

LEGEND		
Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Headwall	
	Area Drain	
	Sanitary Sewer Manhole	
	Clean Out	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
	B-Box	
	Well Head	
	Gas Valve	
	Electrical Pedestal	
	Electric Manhole	
	Guy Wire	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Light Pole	
	Light Pole With Mast Arm	
	Traffic Signal	
	Traffic Signal With Mast Arm	
	Cable TV Pedestal	
	Storm Sewer	
	Perforated Underdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
	Combined Sewer	
	Force Main	
	Water Main	
	Gas Line	
	Electric Line	
	Overhead Utility Line	
	Fiber Optic Line	
	Telephone Line	
	Cable TV Line	
	Curb Elevation and Gutter/Pavement Elevation	
	Pavement Elevation	
	Sidewalk Elevation	
	Ground Elevation	
	Top of Wall Elevation	
	Bottom of Wall Elevation	
	Open Lid Frame & Grate	
	Closed Lid Frame & Lid	
	Finish Grade	
	Garage Floor	
	Top of Foundation	
	Swale	
	Hardscape Flow	
	Softscape Flow	
	Over Land Flow Route	
	Contour Line	
	Hand Hole	
	Fence	
	Guardrail	
	Pipe Bollard	
	Sign	
	Flagpole	
	Mailbox	
	Handicapped Parking Stall	
	Number of Parking Stalls	
	Curb & Gutter	
	Reverse Pitch Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
	Welland	
	Welland Buffer	
	Normal Water Level	
	High Water Level	
	Flood Plain	
	Flood Way	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
	Soil Boring	

HAEGER ENGINEERING
consulting engineers
100 East State Parkway, Suite 200, Aurora, IL 60005
Tel: 630-256-4636
Fax: 630-256-4637
www.haegerengineering.com

TITLE SHEET
KINGSLEY ROW
PRELIMINARY ENGINEERING PLANS
3825 CORDEN AVENUE, CITY OF AURORA, DUPAGE COUNTY, ILLINOIS

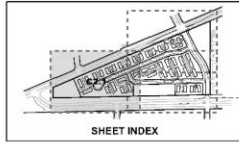
Project Manager: L.A.H.
Engineer: J.D.T.
Date: 06.20.2025
Project No.: 25-041
Sheet: C1.0



**EXISTING CONDITIONS
PLAN - OVERALL**
KINGSLEY ROW
PRELIMINARY ENGINEERING PLANS

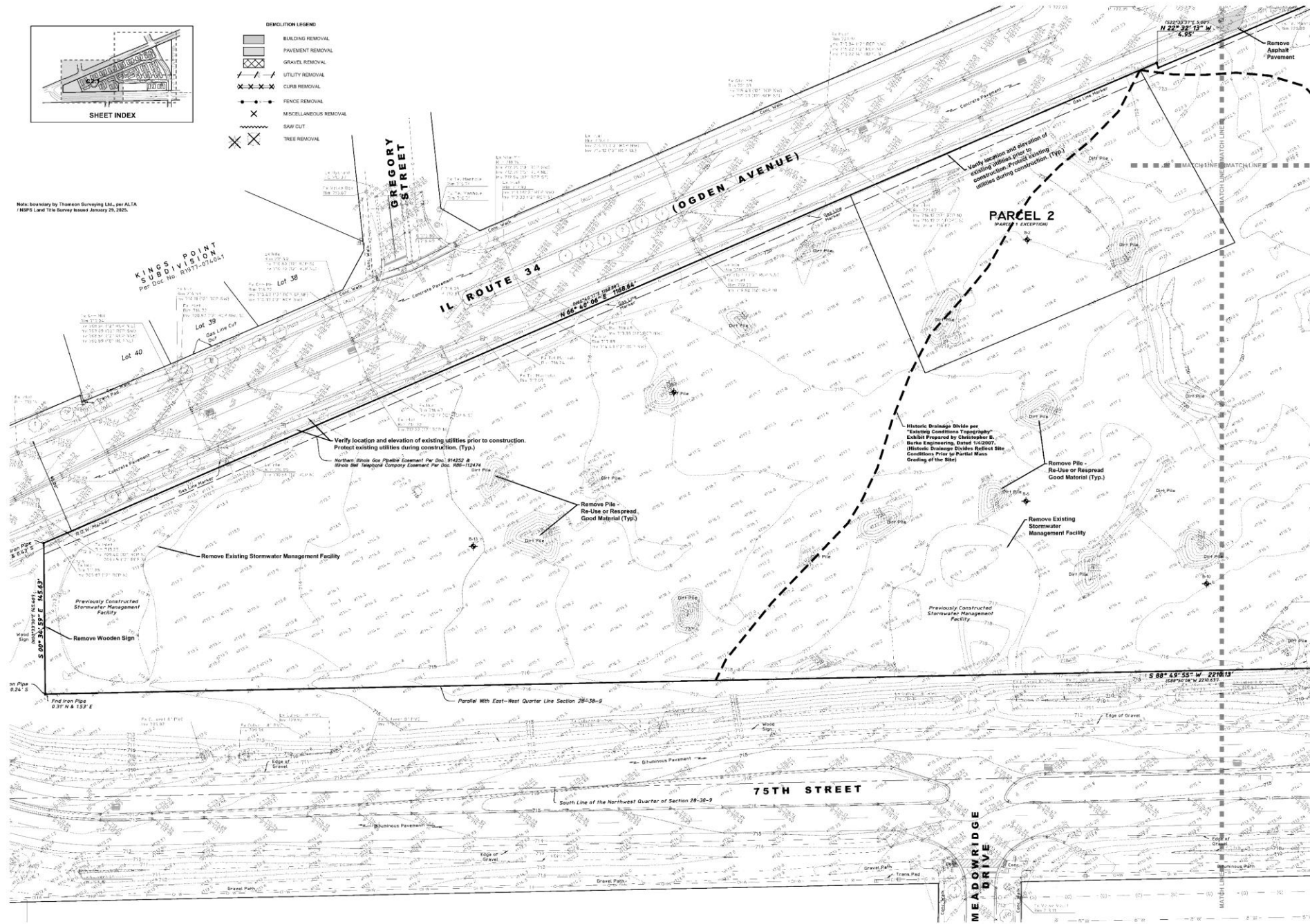
Project Manager: L.A.R.
Engineer: J.D.T.
Date: 06.04.2025
Project No.: 25-041
Sheet: **C2.0**

Note: Boundary by Thomson Surveying Ltd., per ALTA
NSPS Land Title Survey issued January 26, 2005.



- DEMOLITION LEGEND**
- BUILDING REMOVAL
 - PAVEMENT REMOVAL
 - GRAVEL REMOVAL
 - UTILITY REMOVAL
 - CURB REMOVAL
 - FENCE REMOVAL
 - MISCELLANEOUS REMOVAL
 - SAW CUT
 - TREE REMOVAL

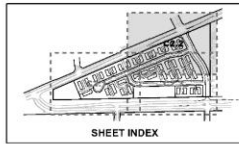
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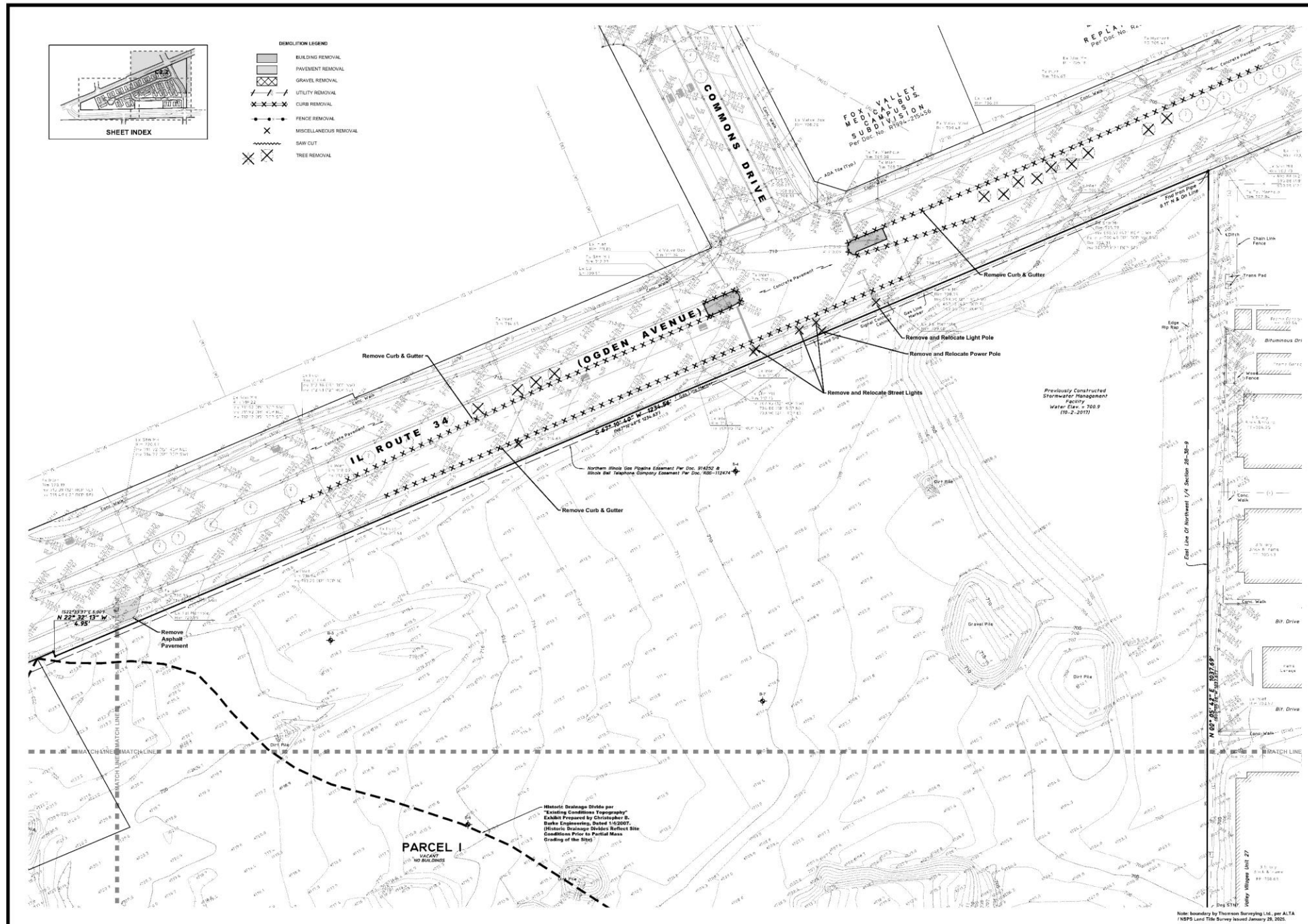
HAEGER ENGINEERING
consulting engineers
land surveyors
1001 10th Avenue S.W. Suite 100
Calgary, Alberta T2C 1P5
403.242.2224
www.haegerengineering.com

EXISTING CONDITIONS & DEMOLITION PLAN - WEST
KINGSLEY ROW
PRELIMINARY ENGINEERING PLANS
3855 GREEN AVENUE, CITY OF ARMBURG, DUNCAN COUNTY, MONTANA

Project Manager: L.A.H.
Engineer: J.D.T.
Date: 06.04.2025
Project No.: 25-041
Sheet: **C2.1**



- DEMOLITION LEGEND
- BUILDING REMOVAL
 - PAVEMENT REMOVAL
 - GRAVEL REMOVAL
 - UTILITY REMOVAL
 - CURB REMOVAL
 - FENCE REMOVAL
 - MISCELLANEOUS REMOVAL
 - SAW CUT
 - TREE REMOVAL

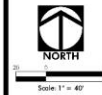
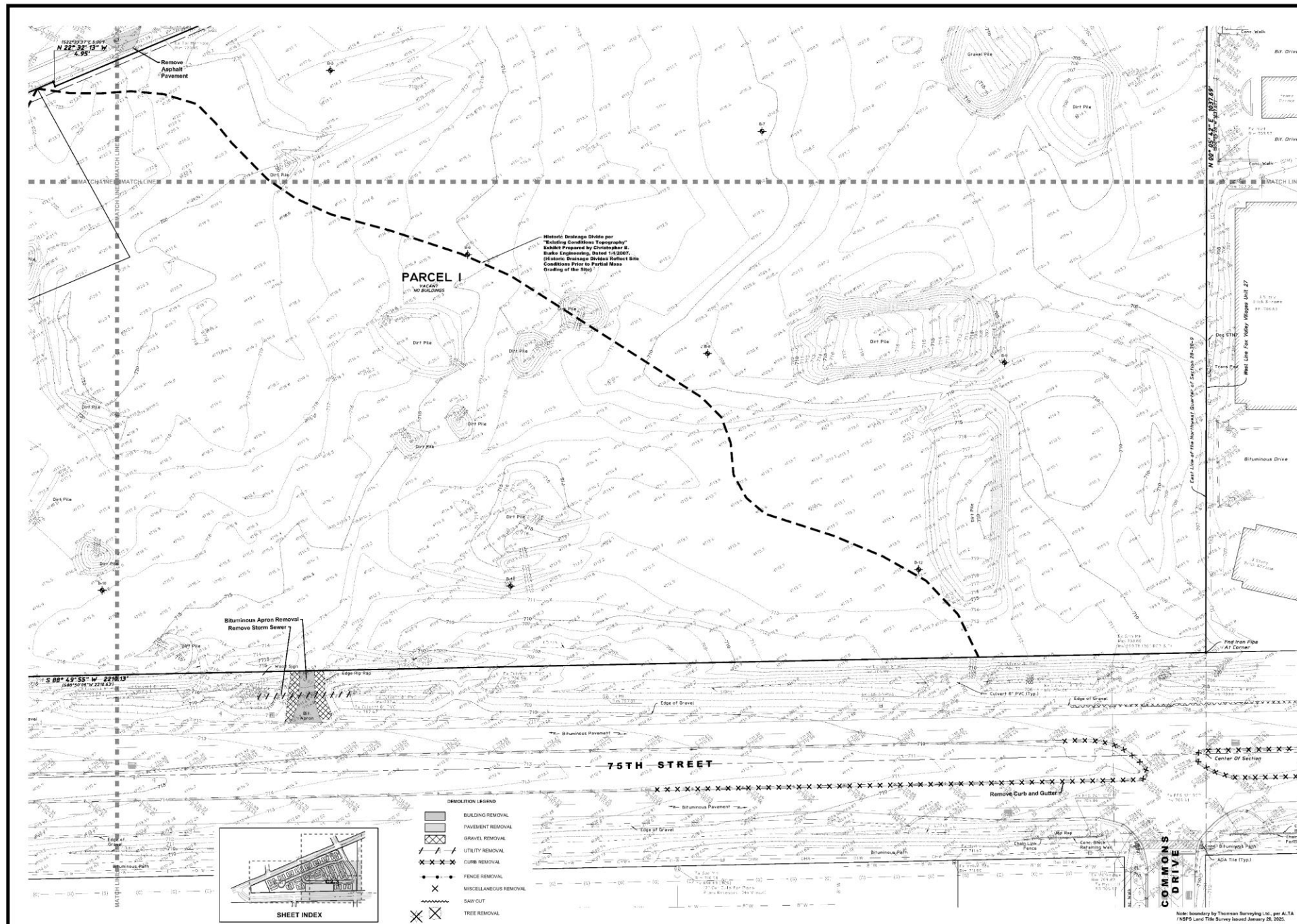


Scale 1" = 40'

EXISTING CONDITIONS & DEMOLITION PLAN - NORTHEAST KINGSLEY ROW
PRELIMINARY ENGINEERING PLANS

Project Manager: L.A.R.
Engineer: J.D.T.
Date: 06.04.2025
Project No.: 25-041
Sheet: C2.2

Note: Boundary by Thomson Surveying Ltd., per ALTA
NSPS Land Title Survey issued January 26, 2005.



1	04.12.2025	Per: J. H. Baker
2	05.12.2025	Per: J. H. Baker
3	10.03.2025	Per: J. H. Baker
4		Per: J. H. Baker
5		Per: J. H. Baker

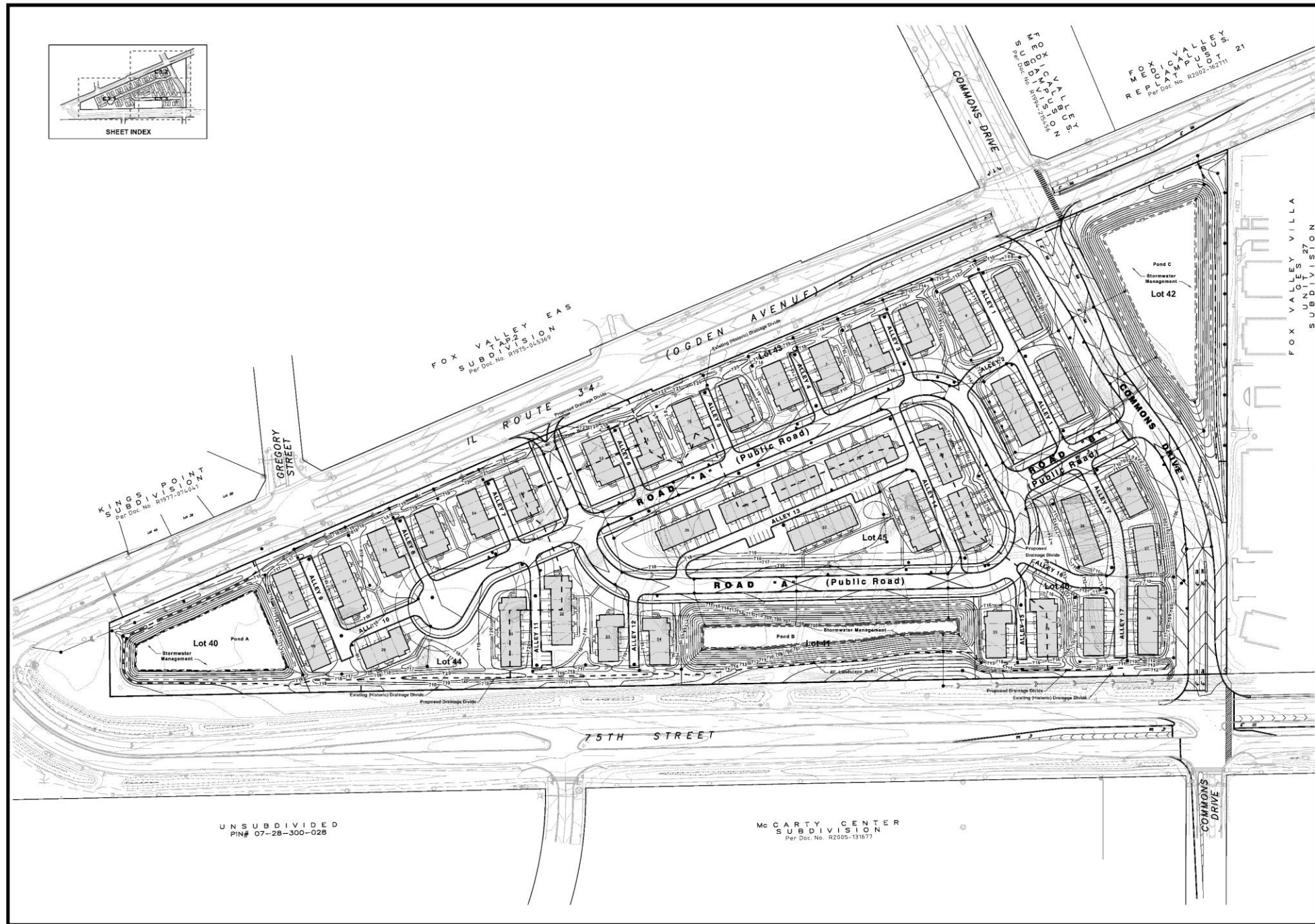
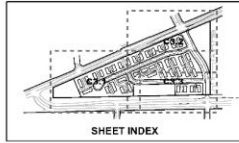
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consulting engineers
land surveyors
1001 East Main Street, Suite 100, Ames, IA 50010
515.281.1234
www.haegerengineering.com

**EXISTING CONDITIONS & DEMOLITION PLAN - SOUTHEAST KINGSLEY ROW
PRELIMINARY ENGINEERING PLANS**

Project Manager: L.A.H.
Engineer: J.D.T.
Date: 06.04.2025
Project No.: 25-041
Sheet: **C2.3**

Revised: April 2025, 12:00 PM. Printed: April 2025, 12:00 PM.
The Survey: 10/20/2024/Revised/February 2025 (2/24/25) J.H.B.

Note: Boundary by Thomson Surveying Ltd. per ALTA
NSPS Land Title Survey issued January 26, 2005.



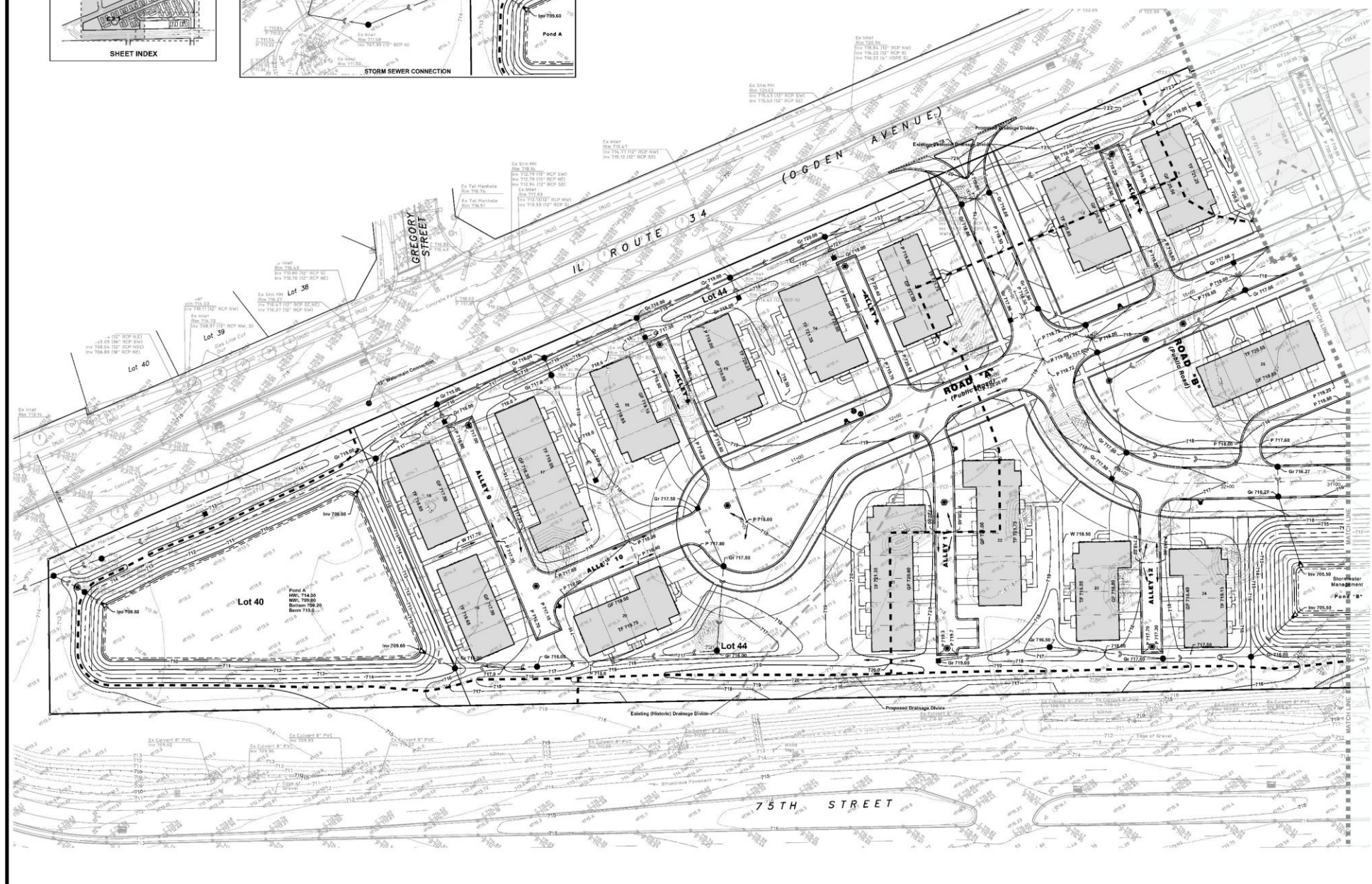
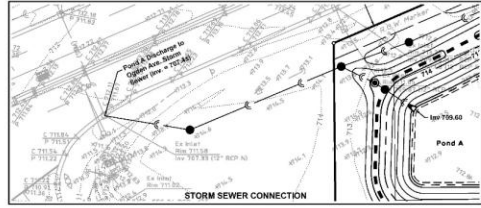
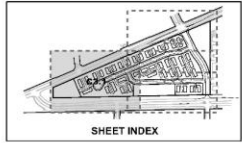
Scale 1" = 80'

No.	Date	By	Check
1	05-12-2023	J.D.T.	J.D.T.
2	05-12-2023	J.D.T.	J.D.T.
3	05-12-2023	J.D.T.	J.D.T.

HAEGER ENGINEERING
CONSULTING ENGINEERS
LAND SURVEYORS
1001 East Street, Suite 200
Madison, WI 53703
Phone: 608.261.1234
Fax: 608.261.1235
www.haegerengineering.com

GRADING AND DRAINAGE PLAN - OVERALL
KINGSLEY ROW
PRELIMINARY ENGINEERING PLANS
3825 OGDEN AVENUE, CITY OF MADISON, DODGE COUNTY, WISCONSIN

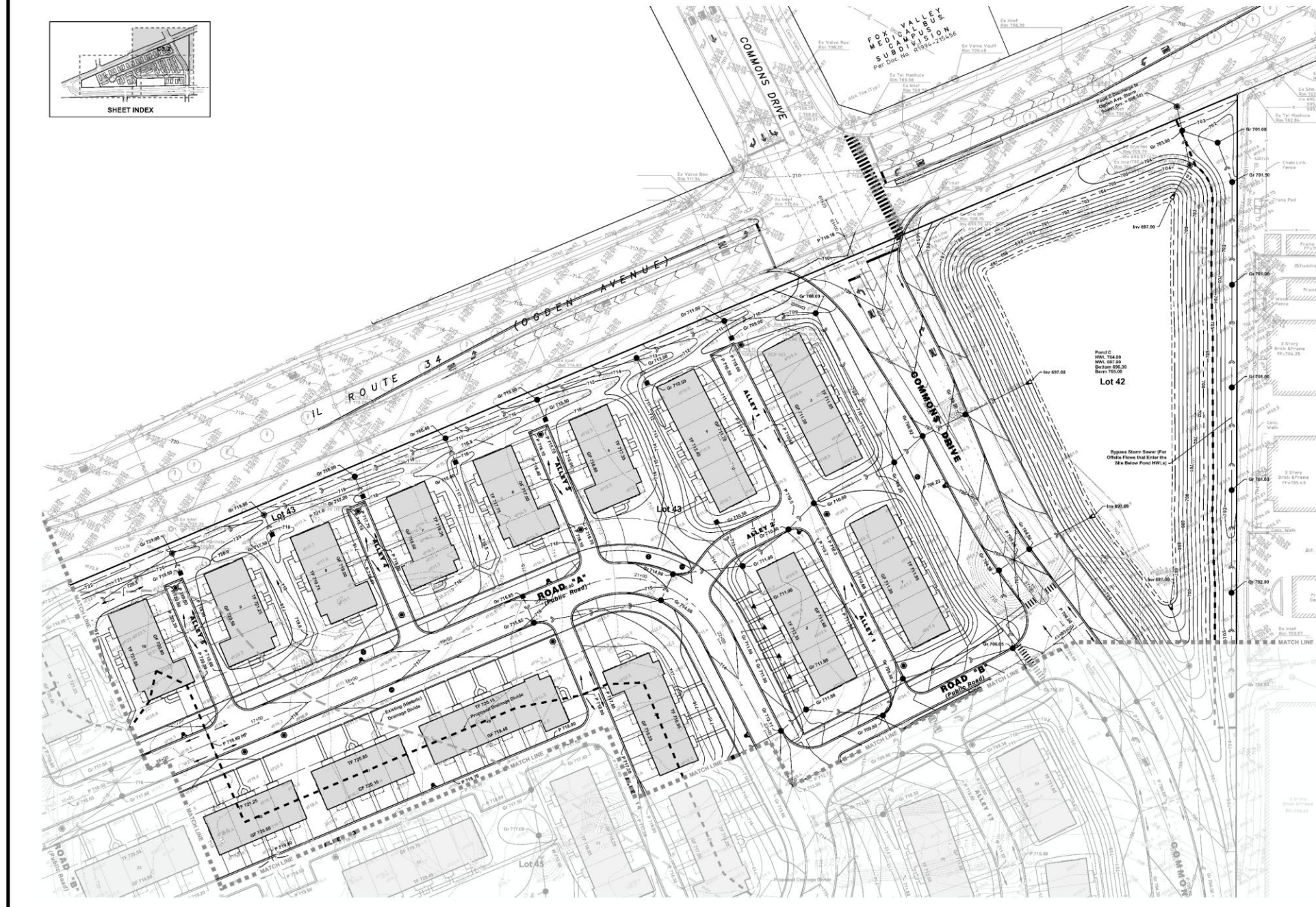
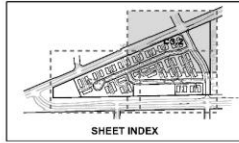
Project Manager: L.A.R.
Engineer: J.D.T.
Date: 06.20.2023
Project No.: 25-041
Sheet: **C3.0**



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consulting engineers
land surveyors
1501 East 10th Street, Suite 200, Lincoln, NE 68502
402.441.1234
www.haegerengineering.com

GRADING AND DRAINAGE PLAN - WEST
KINGSLEY ROW
PRELIMINARY ENGINEERING PLANS
3855 GORDEN AVENUE, CITY OF AMARILLO, DUNSMITH COUNTY, TEXAS

Project Manager: L.A.K.
Engineer: J.D.T.
Date: 06.20.2025
Project No.: 25-041
Sheet: **C3.1**



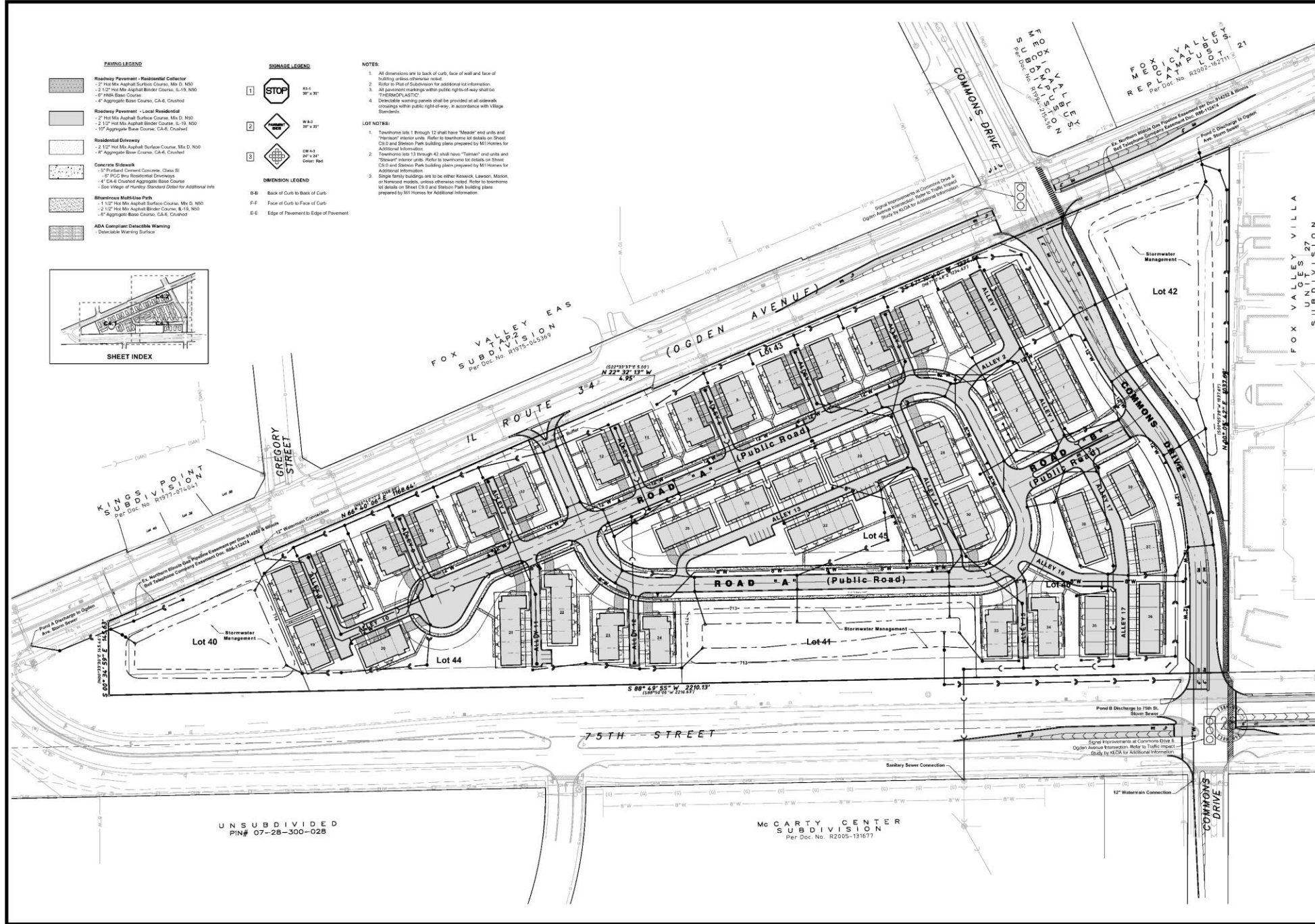
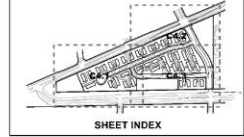
HAEGER ENGINEERING
consulting engineers
land surveyors
10000 Kingsley Row
Kingsley Row
Preliminary Engineering Plans
3855 Commons Avenue, City of Annapolis, Prince George's County, MD 21406

Project Manager: L.A.K.
Engineer: J.D.T.
Date: 06.20.2025
Project No.: 25-041
Sheet: C3.2

- PAVING LEGEND**
- Roadway Pavement - Residential Collector**
- 2" Hot Mix Asphalt Surface Course, M-19, N-10
 - 1" Hot Mix Asphalt Binder Course, S-19, N-10
 - 4" Aggregate Base Course, C-4, C-6, Crushed
- Roadway Pavement - Local Residential**
- 2" Hot Mix Asphalt Surface Course, M-19, N-10
 - 1" Hot Mix Asphalt Binder Course, S-19, N-10
 - 4" Aggregate Base Course, C-4, C-6, Crushed
- Residential Driveway**
- 2" Hot Mix Asphalt Surface Course, M-19, N-10
 - 4" Aggregate Base Course, C-4, C-6, Crushed
- Concrete Sidewalk**
- 4" Portland Cement Concrete, Class II
 - 4" PCC for Residential Driveways
 - 4" C-4, C-6, Crushed Aggregate Base Course
 - See Village of Huntley Standard Detail for Additional Info
- Bluestone Multi-Use Path**
- 1" Hot Mix Asphalt Surface Course, M-19, N-10
 - 2" Hot Mix Asphalt Binder Course, S-19, N-10
 - 4" Aggregate Base Course, C-4, C-6, Crushed
- ADA Compliant Detectable Warning**
- Detectable Warning Surface

- STORAGE LEGEND**
- 1 STOP 85.4 30' x 30'
- 2 85.4 30' x 30'
- 3 85.4 30' x 30'
- DIMENSION LEGEND**
- B-B Back of Curb to Back of Curb
- F-F Face of Curb to Face of Curb
- E-E Edge of Pavement to Edge of Pavement

- NOTES:**
1. All dimensions are to back of curb, face of wall and face of building unless otherwise noted.
 2. Refer to Plan of Subdivision for additional information.
 3. All pavement markings within public rights-of-way shall be "THERMOPLASTIC".
 4. Detectable warning panels shall be provided at all sidewalk crossings within public right-of-way, in accordance with Village Standards.
- LOT NOTES:**
1. Townhome lots 1 through 12 shall have "Mez" and units and "Mez" interior units. Refer to townhome lot details on Sheet C8.0 and Station Park building plans prepared by M/I Homes for Additional Information.
 2. Townhome lots 13 through 42 shall have "Mez" and units and "Mez" interior units. Refer to townhome lot details on Sheet C8.0 and Station Park building plans prepared by M/I Homes for Additional Information.
 3. Single family buildings are to be either Rowlock, Laverne, Mason, or Harwood models, unless otherwise noted. Refer to townhome lot details on Sheet C8.0 and Station Park building plans prepared by M/I Homes for Additional Information.

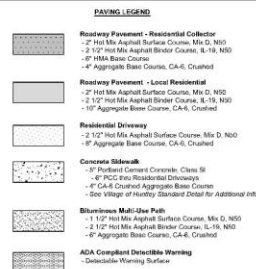


Scale 1" = 80'

HAEGER ENGINEERING
consulting engineers
land surveyors
1001 East Main Street, Suite 200, Huntley, IL 60149
Tel: 815.352.2525 Fax: 815.352.2525
www.haeger-engineering.com

**GEOMETRY / UTILITY
PLAN - OVERALL
KINGSLEY ROW
PRELIMINARY ENGINEERING PLANS**
3825 OGDEN AVENUE, CITY OF AMANDA, DUNDEE COUNTY, ILLINOIS

Project Manager: L.A.R.
Engineer: J.D.T.
Date: 06.20.2023
Project No.: 25-041
Sheet: **C4.0**

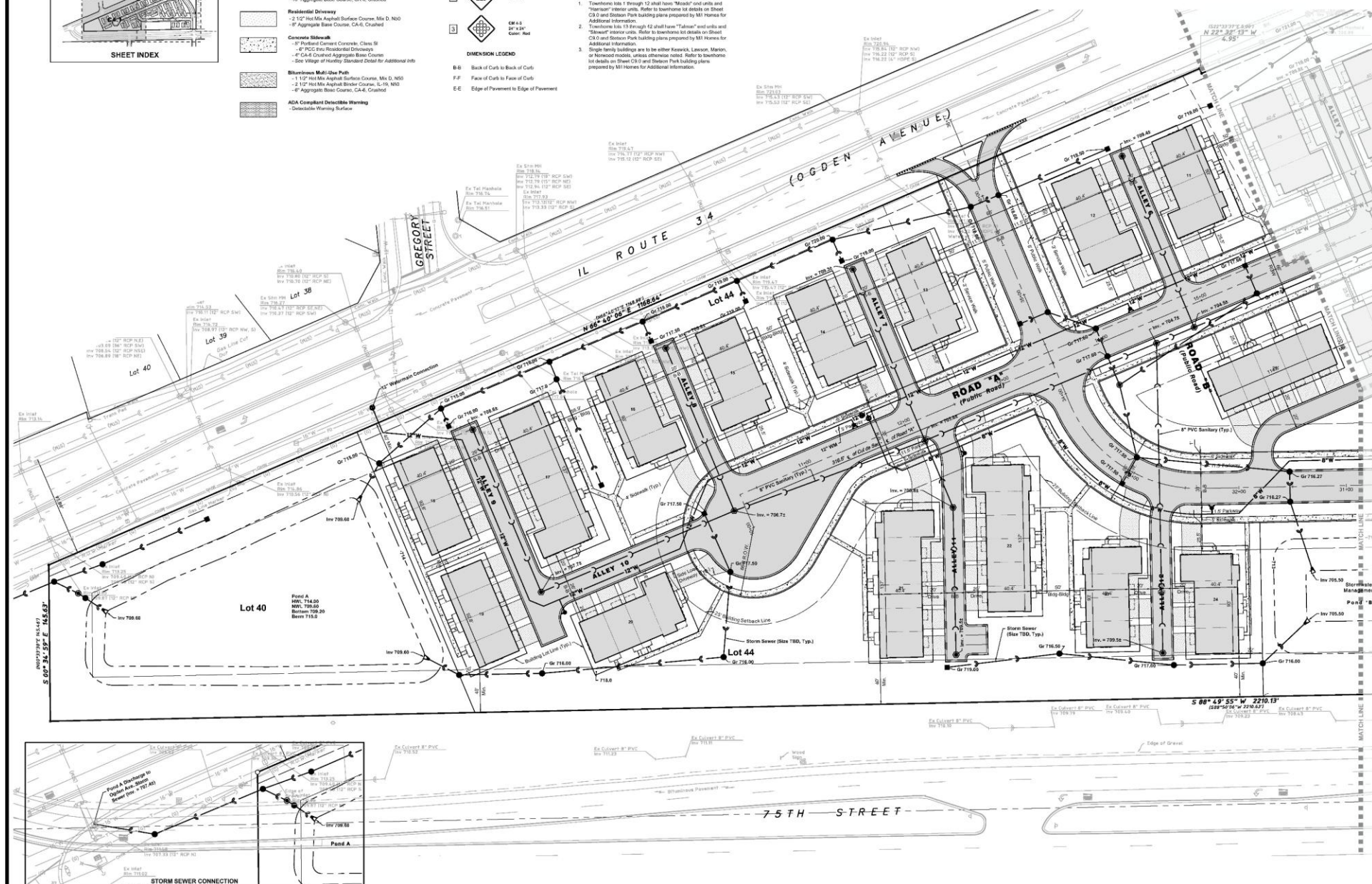
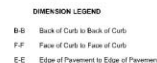


NOTES:

- 1. All dimensions are in back of curb, face of wall and face of building unless otherwise noted.
- 2. Refer to US of Subdivision for additional lot information.
- 3. All parking markings within public right-of-way shall be "THERMOPLASTIC".
- 4. Odorous warming panels shall be provided at all sidewalks crossing the public right-of-way, in accordance with Village Standards.

LOT NOTES:

- 1. Townhome lots 1 through 12 shall have "Reardr" and "Front" interior units. Refer to townhome lot buildings on Sheet C8.0 and Station Park building plans prepared by MH Homes Association.
- 2. Townhome lots 13 through 62 shall have "Tanner" and "side" interior units. Refer to townhome lot buildings on Sheet C8.0 and Station Park building plans prepared by MH Homes Association.
- 3. Single family buildings are to be either Keweenaw, Laramie or Nenokmod models, unless otherwise noted. Refer to townhome lot details on Sheet C8.0 and Station Park building plans prepared by MH Homes Association.



Plot Date: Apr 08, 2006 - 1:30pm Plotted By: hawes-1 Layout: C4.1



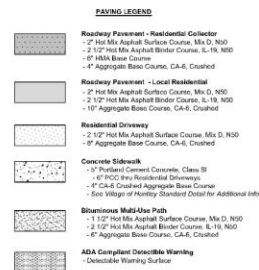
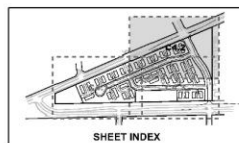
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consulting engineers • land surveyors
100 East Shore Parkway, Schaumburg, IL 60173 • Tel: 847-394-6600 Fax: 847-394-6608
Illinois Professional Design Firm License No. 184-000152
www.haegerengineering.com

**GEOMETRY / UTILITY
PLAN - WEST**

KINGSLEY ROW

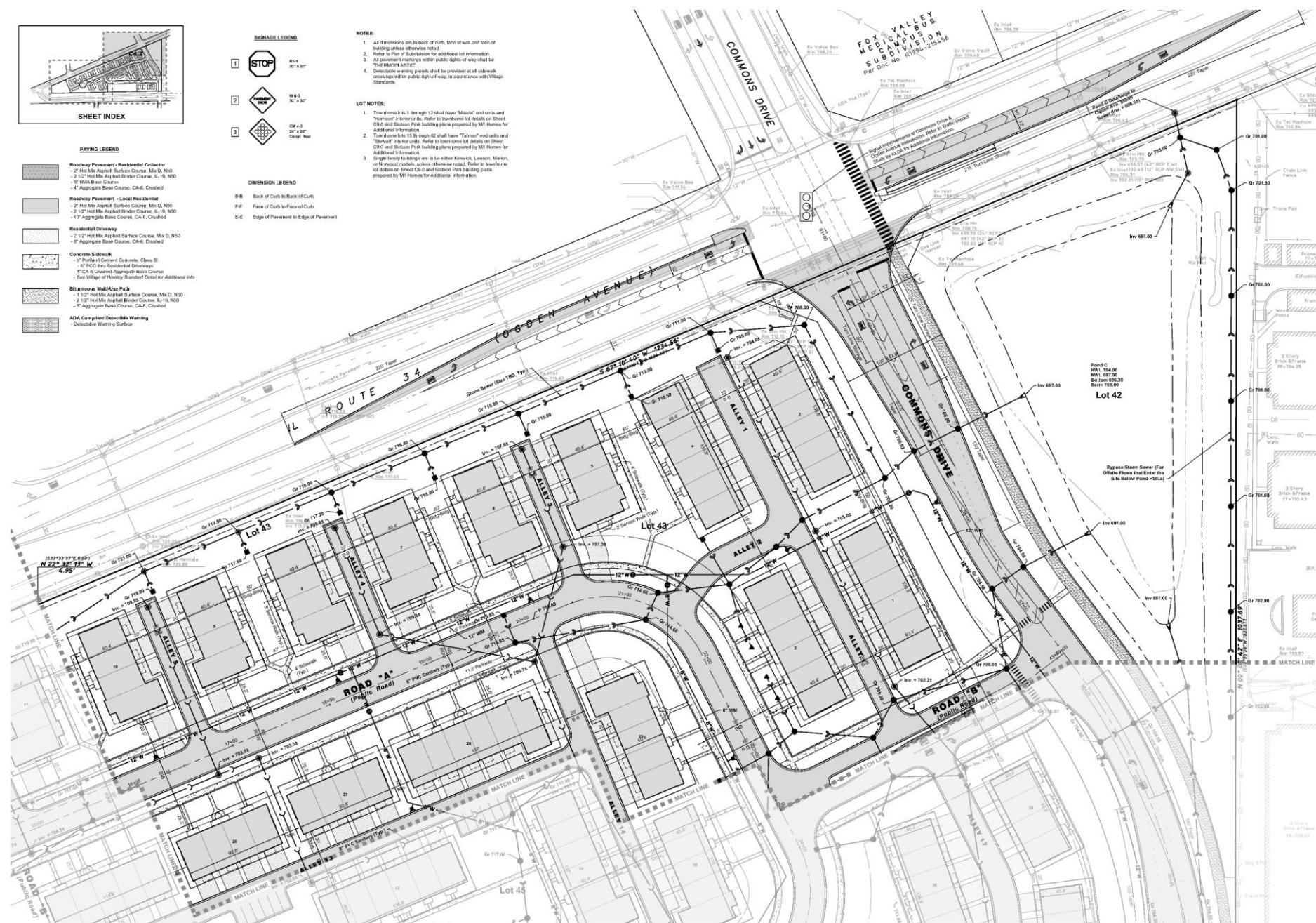
PRELIMINARY ENGINEERING PLANS
HALLS GERRARD AVENUE CITY OF AURORA, BURLING COUNTY, OHIO

Project Manager: L A K
Engineer: J D T
Date: 06.20.2025
Project No. 25-041
Sheet **C4.1**



- NOTES:**
1. All dimensions are to back of curb, face of wall and face of building unless otherwise noted.
 2. Refer to Plat of Subdivision for additional lot information.
 3. All pavement markings within public rights-of-way shall be "THERMOPLASTIC".
 4. Detectable warning panels shall be provided at all sidewalk crossings within public right-of-way, in accordance with Village Standards.

- LOT NOTES:**
1. Townhome lots 1 through 12 shall have "Maeda" and units and "Harrison" interior units. Refer to townhome lot details on Sheet C8.0 and Station Park building plans prepared by M/I Homes for Additional Information.
 2. Townhome lots 13 through 42 shall have "Taleon" and units and "Stewart" interior units. Refer to townhome lot details on Sheet C8.0 and Station Park building plans prepared by M/I Homes for Additional Information.
 3. Single family buildings are to be either Kinross, Lawson, Marlow or Woodford models. Refer to lot details on Sheet C8.0 and Station Park building plans prepared by M/I Homes for Additional Information.

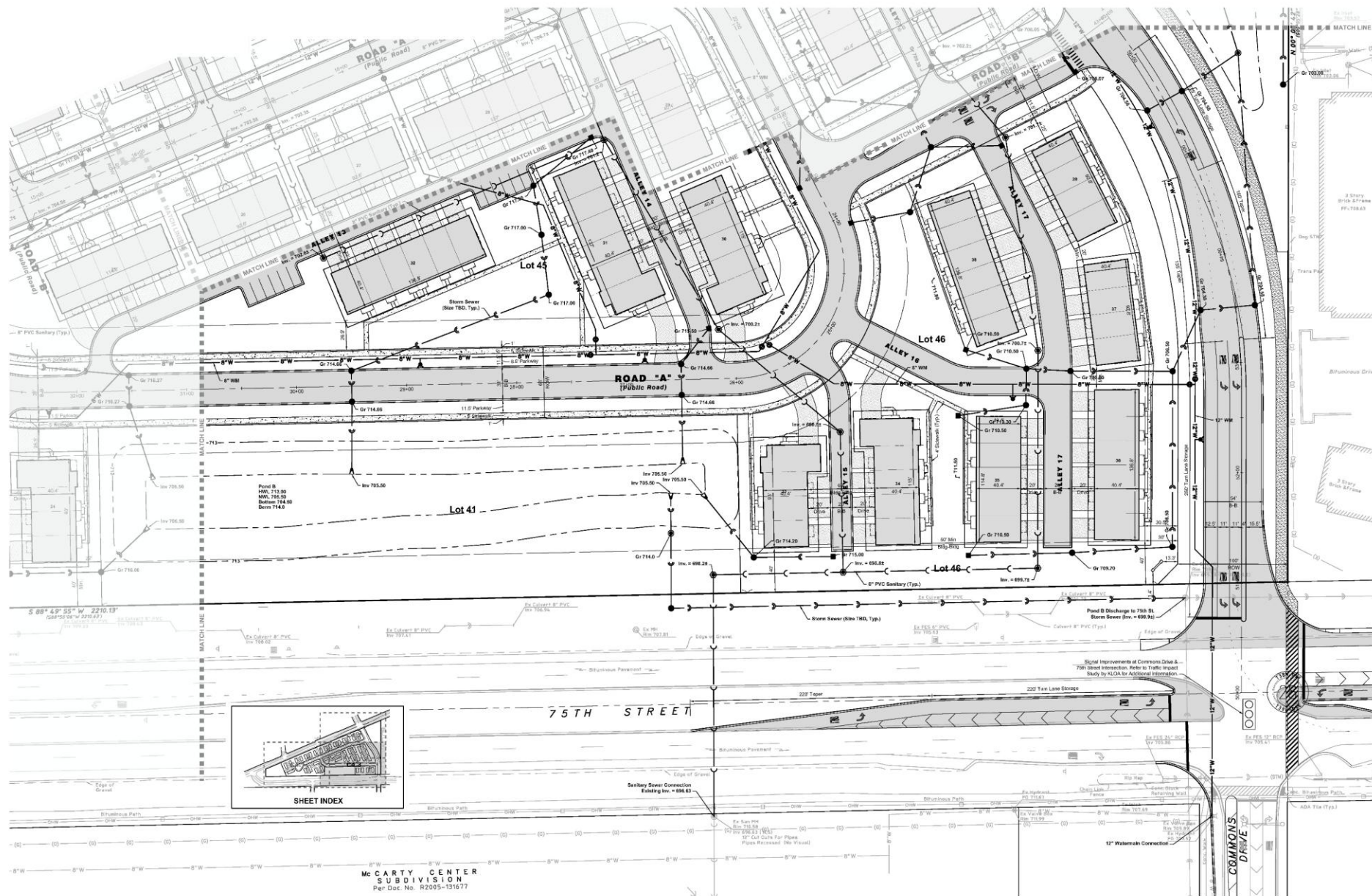




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www.haengerengineering.com

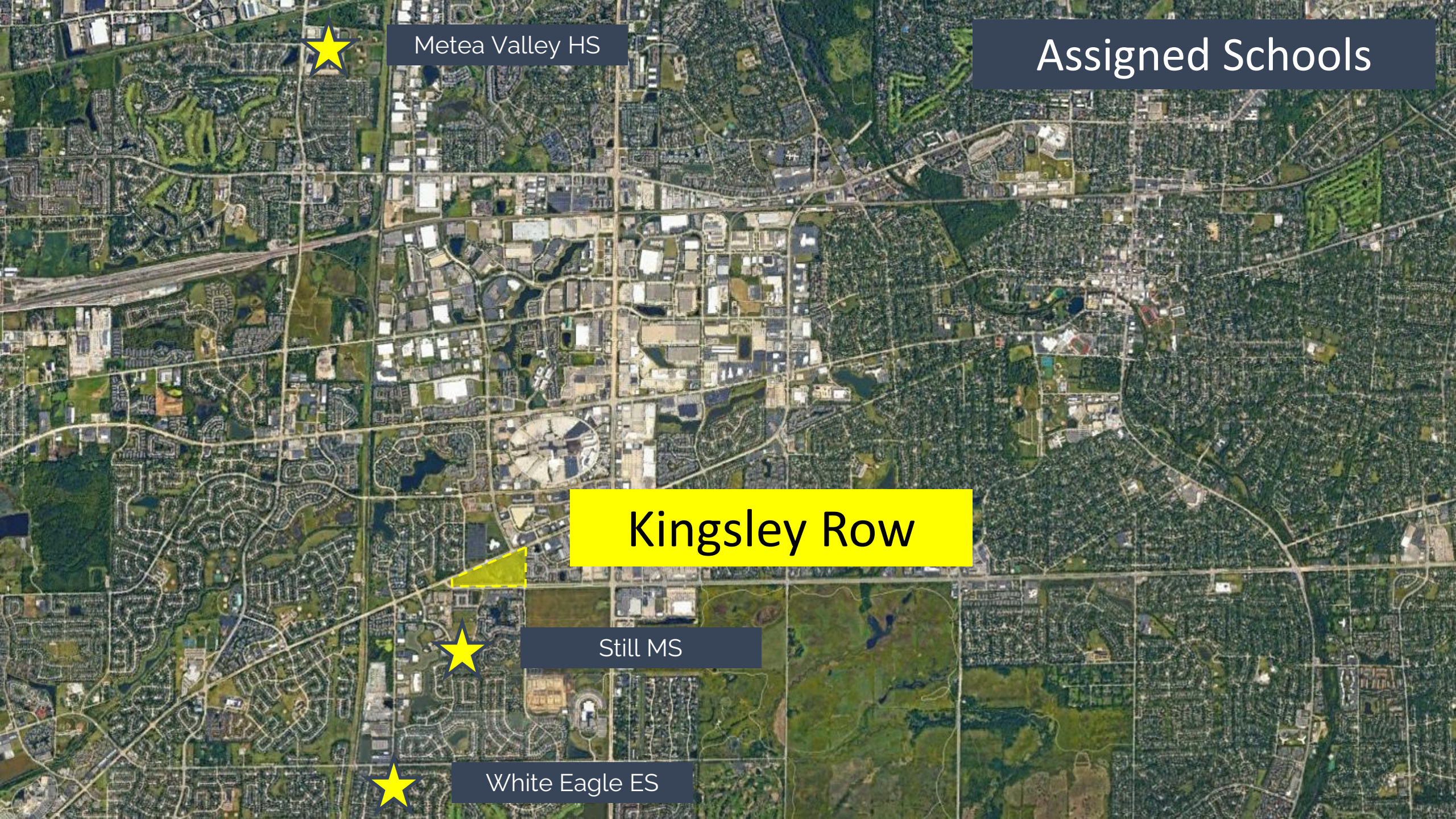
**GEOMETRY / UTILITY
PLAN - SOUTHEAST**

Project Manager: L.A.I.
Engineer: J.D.
Date: 06.20.2023
Project No. 25-04
Sheet **C4.3**



Plot Date: Apr 08, 2006 - 1:30pm Plotted By: nswrc Layout: C4-2
File Name: F:\0025\25047\Drawings\Preliminary\25047_C4-GEOM.dwg

SCHOOL STUDY



Metea Valley HS

Assigned Schools

Kingsley Row



Still MS



White Eagle ES

LANDSCAPLE PLANS

Preliminary Landscape Plan

KINGSLEY ROW

Aurora, Illinois

July 6, 2026

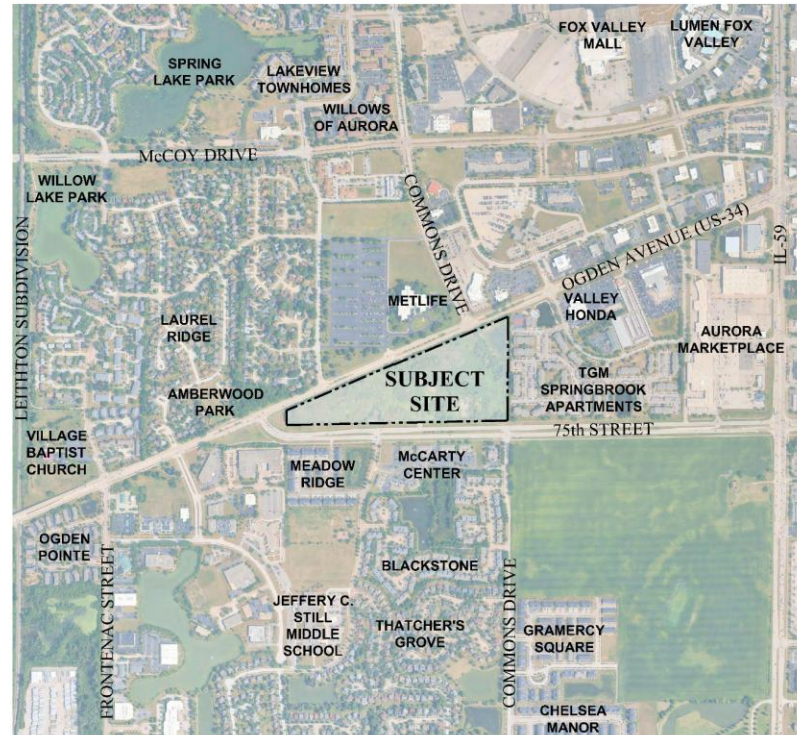
CONSULTANTS:



LANDSCAPE ARCHITECT:
GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187



CIVIL ENGINEER:
HAEGER ENGINEERING
100 EAST STATE PARKWAY
SCHAUMBURG, ILLINOIS 60173



LOCATION MAP
SCALE: 1"=600'



INDEX OF SHEETS

SHEET NO.	DESCRIPTION
L1.0	COVER SHEET
L1.1	OVERALL LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE DETAILS
L1.5	MONUMENT DETAILS
L1.6	TYPICAL FOUNDATION LANDSCAPE PLANS
L1.7	TYPICAL FOUNDATION LANDSCAPE PLANS
L1.8	TREE PRESERVATION PLAN
L1.9	TREE PRESERVATION PLAN
L1.10	TREE INVENTORY
L1.11	TREE INVENTORY
L1.12	TREE INVENTORY

Landscape Implementation Data Table: Plant List by Category				
	BOTANICAL NAME (Family / Genus / Species)	COMMON NAME	SIZE	COMMENTS
Canopy Trees	Acer x freemanii 'Jeffers Red'	AUTUMN BLAZE MAPLE	4" Cal	
	(Sapindaceae / Acer / Acer x freemanii)			
	Acer x freemanii 'Marm'	MARMO FREEMAN MAPLE	2.5" Cal	
	(Sapindaceae / Acer / Acer x freemanii)			
	Acer rubrum 'Morton'	STATE STREET MAPLE	2.5" Cal	
	(Sapindaceae / Acer / Acer rubrum)			
	Acer x saccharum 'Green Mountain'	GREEN MOUNTAIN SUGAR MAPLE	2.5" Cal	
	(Sapindaceae / Acer / Acer x saccharum)			
	Celtis occidentalis	COMMON HACKBERRY	2.5" Cal	
	(Cannabaceae / Celtis / Celtis occidentalis)			
	Gleditsia inornata var. inermis 'Skyway'	SKYLINE HONEYLOCUST	2.5" Cal	
	(Fabaceae / Gleditsia / Gleditsia inornata)			
	Gymnocladus dioica 'Espresso-JS'	ESPRESSO KENTUCKY COFFEETREE	2.5" Cal	
	(Fabaceae / Gymnocladus / Gymnocladus dioica)			
	Liquidambar styraciflua	TULIPTREE	2.5" Cal	
	(Magnoliaceae / Liquidambar / Liquidambar styraciflua)			
	Platanus x acerifolia 'Morton Circle'	EXCLAMATION LONDON PLANTREE	2.5" Cal	
	(Platanaceae / Platanus / Platanus x acerifolia)			
	Quercus bicolor	SWAMP WHITE OAK	2.5" Cal	
	(Fagaceae / Quercus / Quercus bicolor)			
Total:	Quercus imbricaria	SHINGLE OAK	2.5" Cal	
	(Fagaceae / Quercus / Quercus imbricaria)			
	Tilia americana 'Redmont'	REDMONT AMERICAN LINDEN	2.5" Cal	
	(Menispermaceae / Tilia / Tilia americana)			
	Tilia tomentosa 'Sterling'	STERLING SILVER LINDEN	2.5" Cal	
	(Menispermaceae / Tilia / Tilia tomentosa)			
	Ulmus carolinensis 'New Horizon'	NEW HORIZON SMOOTH-LEAF ELM	2.5" Cal	
	(Ulmaceae / Ulmus / Ulmus carolinensis)			
	Ulmus 'Morton'	ACCOLADE ELM	2.5" Cal	
	(Ulmaceae / Ulmus / Ulmus divaricata var. japonica)			
Evergreen Trees	Abies concolor	WHITE FIR	6" Ht.	
	(Pinaceae / Abies / Abies concolor)			
	Picea abies	NORWAY SPRUCE	6" Ht.	
	(Pinaceae / Picea / Picea abies)			
	Picea glauca var. densata	BLACK HILLS SPRUCE	6" Ht.	
	(Pinaceae / Picea / Picea glauca)			
	Picea omorika	SERBIAN SPRUCE	6" Ht.	
	(Pinaceae / Picea / Picea omorika)			
	Pinus strobus	WHITE PINE	6" Ht.	
	(Pinaceae / Pinus / Pinus strobus)			
Total:				
Understory Trees	Amelanchier laevis	ALLEGHENY SERVICEBERRY	8" Ht.	Multi-Stem
	(Rosaceae / Amelanchier / Amelanchier laevis)			
	Amelanchier x grandiflora	APPLE SERVICEBERRY	8" Ht.	Multi-Stem
	(Rosaceae / Amelanchier / Amelanchier x grandiflora)			
	Betula nigra 'Cully'	HERITAGE RIVER BIRCH	8" Ht.	Multi-Stem
	(Betulaceae / Betula / Betula nigra)			
	Carpinus caroliniana	AMERICAN HORNBEAM	8" Ht.	Single Stem
	(Betulaceae / Carpinus / Carpinus caroliniana)			
	Cercis canadensis	EASTERN REDBUD	8" Ht.	Multi-Stem
	(Fabaceae / Cercis / Cercis canadensis)			
Total:	Cornus kousa	KOUSA DOGWOOD	8" Ht.	Multi-Stem
	(Cornaceae / Cornus / Cornus kousa)			
	Cornus mas	CORNELAND CHERRY	8" Ht.	Multi-Stem
	(Cornaceae / Cornus / Cornus mas)			
	Crataegus crusgali var. inermis	THORNLESS COCKSPUR	8" Ht.	Single Stem
	(Rosaceae / Crataegus / Crataegus crusgali)			
	Malus 'Traveller'	PRAIRIE FIRE CRABAPPLE	8" Ht.	Multi-Stem
	(Rosaceae / Malus / Malus x)			
	Malus 'Jewel'	RED JEWEL CRABAPPLE	8" Ht.	Multi-Stem
	(Rosaceae / Malus / Malus x)			
Deciduous Shrubs	Cornus sericea 'Lacini'	REDOSIER DOGWOOD	38" Tall	5" O.C.
	(Cornaceae / Cornus / Cornus sericea)			
	Fothergilla gardenii	SWAMP FOTHERGILLA	24" Tall	3" O.C.
	(Hamamelidaceae / Fothergilla / Fothergilla gardenii)			
	Hydrangea paniculata 'Hemut'	STRANDBERRY SUNDAY HYDRANGEA	30" Tall	4" O.C.
	(Hydrangeaceae / Hydrangea / Hydrangea paniculata)			
	Syringa pinnatifida 'Miss Kim'	MISS KIM LILAC	24" Tall	4" O.C.
	(Oleaceae / Syringa / Syringa pinnatifida)			
	Viburnum trilobum 'Redwing'	JN SELECT CRANBERRYBUSH VIBURNUM	38" Tall	5" O.C.
	(Viburnaceae / Viburnum / Viburnum trilobum)			
Total:	Viburnum x jaysii	JUD VIBURNUM	38" Tall	4" O.C.
	(Viburnaceae / Viburnum / Viburnum x)			
	Weigela x 'Dark Horse'	DARK HORSE WEIGELA	24" Tall	3" O.C.
	(Caprifoliaceae / Weigela / Weigela x)			
Evergreen Shrubs	Buxus 'Green Velvet'	GREEN VELVET BOXWOOD	24" Wide	3" O.C.
	(Buxaceae / Buxus / Buxus x)			
	Juniperus x pfitzeriana 'Kallay's Compact'	KALLAY'S COMPACT PFTZER JUNIPER	24" Wide	4" O.C.
	(Cupressaceae / Juniperus / Juniperus x)			
	Juniperus chinensis 'Sea Green'	SEA GREEN JUNIPER	24" Wide	4" O.C.
	(Cupressaceae / Juniperus / Juniperus chinensis)			
	Thuja occidentalis 'Danica'	DANICA ARBORVITAE	24" Wide	4" O.C.
	(Cupressaceae / Thuja / Thuja occidentalis)			
Total:				
Ornamental Grasses	Calamagrostis x acutiflora 'Karl Foerster'	FEATHER REED GRASS	Mature Height = 4'-6"	30" O.C.
	(Poaceae / Calamagrostis / Calamagrostis x)			
	Helictotrichon sempervirens 'Spartan'	BLUE OAT GRASS	Mature Height = 2'-3"	18" O.C.
	(Poaceae / Helictotrichon / Helictotrichon sempervirens)			
	Panicum virgatum 'Northwind'	NORTHWIND SWITCHGRASS	Mature Height = 4'-6"	30" O.C.
	(Poaceae / Panicum / Panicum virgatum)			
	Schizachyrium scoparium 'Twilight Zone'	TWILIGHT LITTLE BLUESTEM	Mature Height = 3'-4"	24" O.C.
	(Poaceae / Schizachyrium / Schizachyrium scoparium)			
	Sporobolus heterolepis	PRAIRIE DROPSEED	Mature Height = 2'-3"	24" O.C.
	(Poaceae / Sporobolus / Sporobolus heterolepis)			
Total:				
Perennials	Agastache 'Blue Fortune'	BLUE FORTUNE ANISE HYSSOP	18" O.C.	
	(Lamiaceae / Agastache / Agastache x)			
	Allium 'Summer Beauty'	SUMMER BEAUTY ONION	24" O.C.	
	(Amaryllidaceae / Allium / Allium x)			
	Coreopsis verticillata 'Zagreb'	ZAGREB COREOPSIS	34" O.C.	
	(Asteraceae / Coreopsis / Coreopsis verticillata)			
	Echinacea 'Ozark Globe II'	PIKIE MEADOWWHITE CONEFLOWER	18" O.C.	
	(Asteraceae / Echinacea / Echinacea x)			
	Hemerocallis 'Going Bananas'	GOING BANANAS DAYLILY	18" O.C.	
	(Asphodelaceae / Hemerocallis / Hemerocallis x)			
Total:	Penstemon digitalis 'Husker Red'	HUSKER RED BEARDTONGUE	18" O.C.	
	(Plantaginaceae / Penstemon / Penstemon digitalis)			
	Sedum 'Autumn Joy'	AUTUMN JOY SEDUM	18" O.C.	
	(Crassulaceae / Sedum / Sedum x)			
Misc. Materials	21" Shredded Hardwood Mulch		C.Y.	
	36,440/Sq		S.Y.	
	3.1 Turf Seed and Blanket		AC.	
	2.1 Erosion Seed Mix		AC.	
	0.5 Wet Meadow Seed Mix & Erosion Control Blanket		AC.	
	2.4 Low Profile Prairie Seed Mix & Erosion Control Blanket		AC.	
	6 Naturalized Area Sign		EA.	

Landscape Data Table: Planting Material Key	
Note: Symbols are for proposed arroyos for existing	
Canopy Trees (minimum size 2.5 caliper) Count:	478
Evergreen Trees (minimum size 6 feet) Count:	432
Understory Trees (minimum size 2.5 caliper or 8 feet if multi-stemmed) Count:	246
Evergreen Shrubs (minimum of 18 inches) Count:	663
Deciduous Shrubs (minimum of 18 inches) Count:	1014
Ornamental Grasses Count:	41
Perennials Count:	3506
Annuals Count:	0

BUFFER YARD: 396 L.F.
LANDSCAPING REQUIRED:
1 CANOPY TREE EQUIVALENT PER 100 FEET OF LOT LINE = 4 CTEs
-MULTI FAMILY ADJACENT TO SINGLE FAMILY-

FOUNDATION PLANTING:
VARIES SEE SHEETS L1.6 & L1.7.
LANDSCAPING REQUIRED:
1 CANOPY TREE EQUIVALENT PER 100 LINEAR FEET OF BUILDING FOUNDATION = 3 CTEs

PERIMETER YARD: 5,802 L.F.
LANDSCAPING REQUIRED:
3 CANOPY TREE EQUIVALENTS PER 100 FEET OF LOT PERIMETER = 174 CTEs

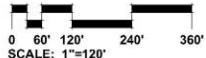
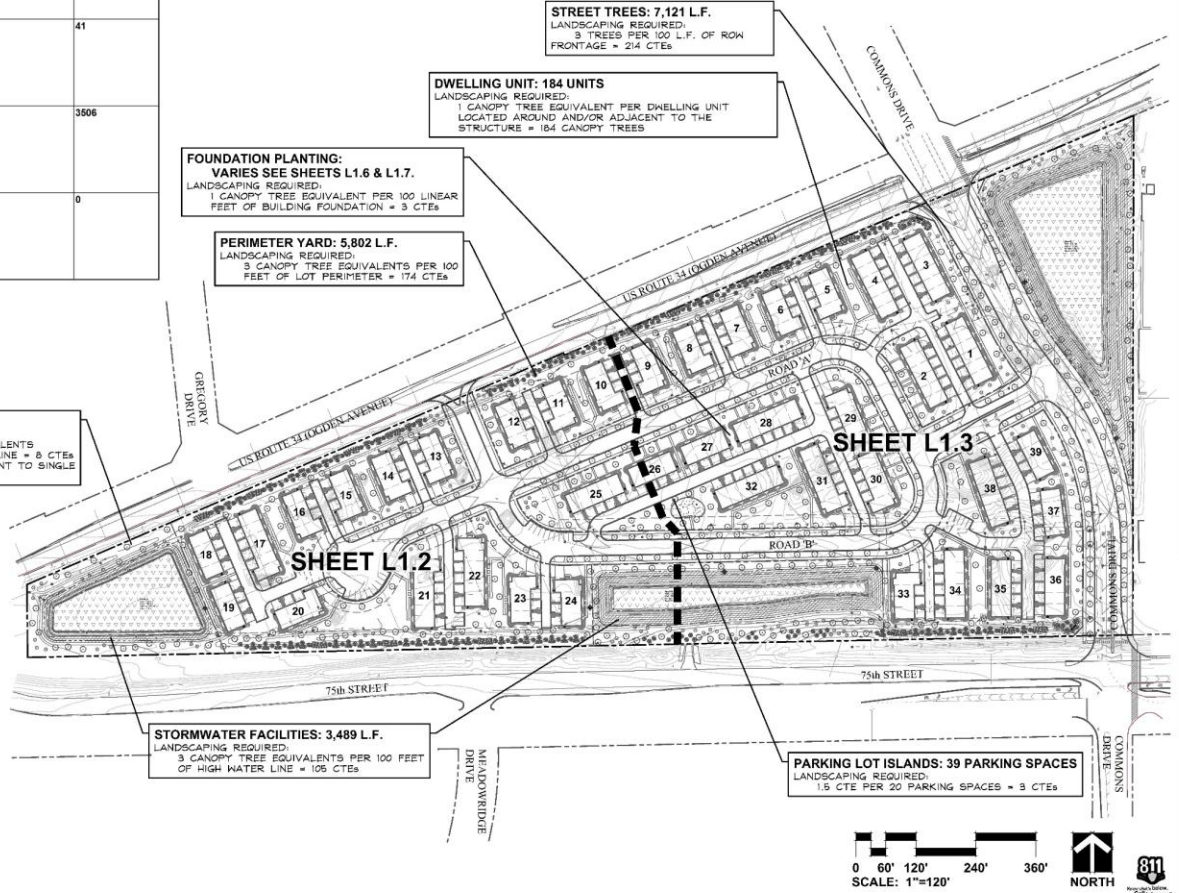
GENERAL LANDSCAPE NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.

Standard Requirements

	Total CTEs Required
Street Trees	214.0
Wet Stormwater Facility	105.0
Dry/Turf Stormwater Facility	0.0
Neighborhood Border	0.0
Dwelling Unit	184.0
Perimeter Yard	174.0
Buffer Yard	8.0
Parking Lot Islands	0.0
Building Foundation	123.0
Total:	808.0

Landscape Data Table: CTEs Provided			
	CTE Value	Count Provided	Total CTEs Provided
Canopy Trees	1	478	478
Evergreen Trees	1/3	432	144
Understory Trees	1/3	246	82
Deciduous Shrubs	1/20	1514	76
Evergreen Shrubs	1/20	663	33
Total:		3333	813



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HAER ENGINEERING
100 EAST STATE STREET
SCHUMBERG, IL 60113

KINGSLEY ROW AURORA, ILLINOIS OVERALL LANDSCAPE PLAN

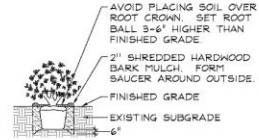
REVISIONS

DATE: 07.08.2026
PROJECT NO.: M24245
DRAWN: SM/CLE
CHECKED: MNW
SHEET NO.: L1.1

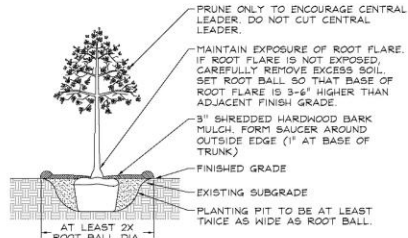
PLANTING DETAILS



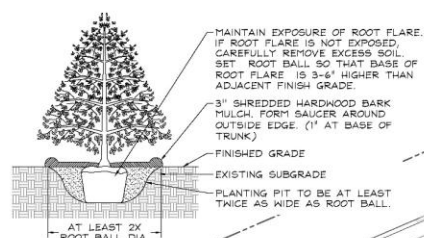
PERENNIALS AND GROUNDCOVERS NOT TO SCALE



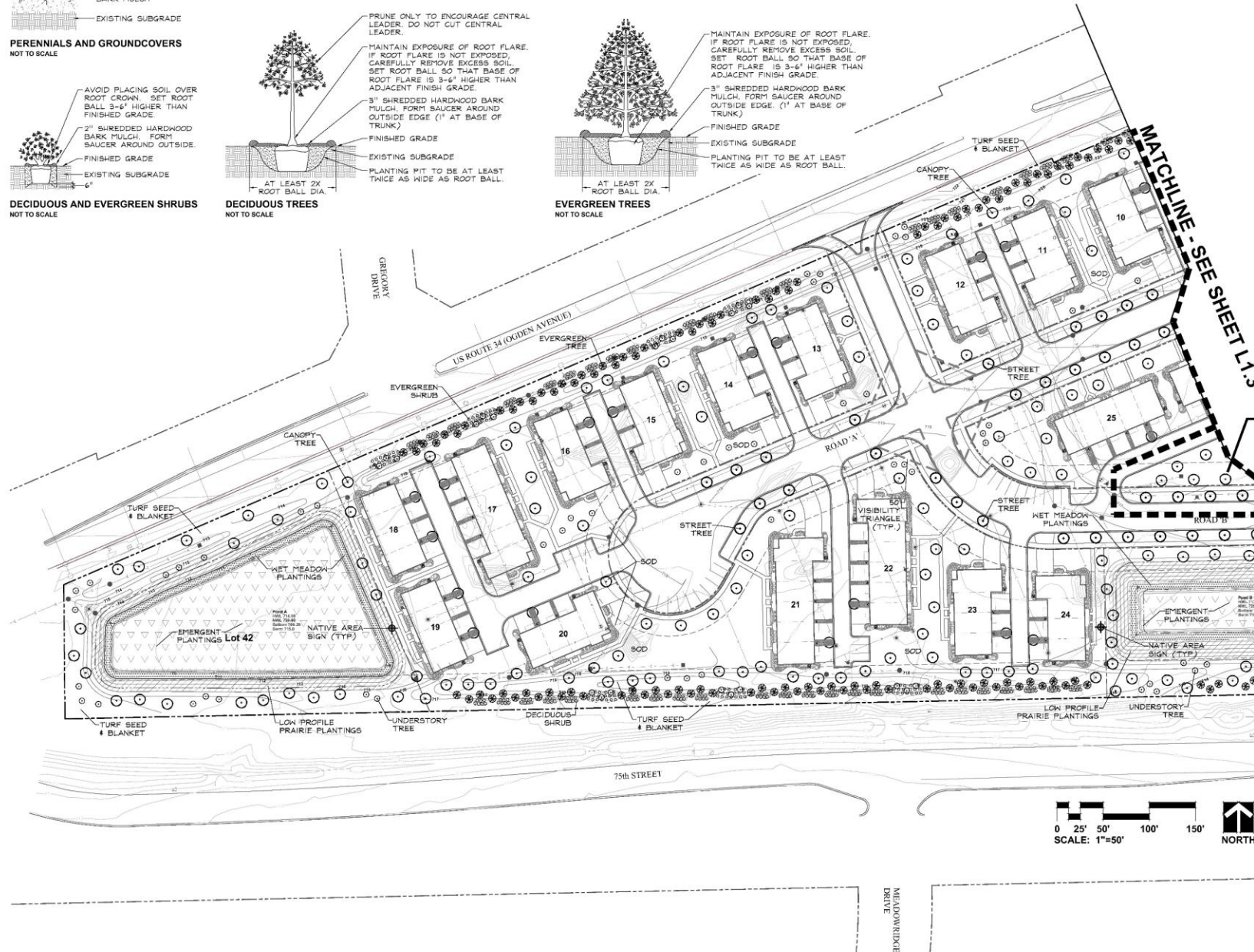
DECIDUOUS AND EVERGREEN SHRUBS NOT TO SCALE



DECIDUOUS TREES NOT TO SCALE



EVERGREEN TREES NOT TO SCALE



PARK PLANTING
DETAIL - SEE
SHEET L1.4



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DESIGNED BY
HAEGER ENGINEERING
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SCHUMBURG, IL 60113

KINGSLEY ROW
AURORA, ILLINOIS

LANDSCAPE PLAN

REVISIONS

DATE 07.06.2020
PROJECT NO. M24245
DRAWN SM/CLE
CHECKED MNV
SHEET NO.



L1.2

Wet Meadow Seed Mixture

Lower slopes of basin

Botanical Name

Grasses / Sedges

Carex debilis
Carex bicknellii
Carex lewisii
Carex crinitata
Carex molesta
Carex rostrata
Carex scoparia
Carex stipata
Carex vulpinoidea
Elymus virginicus
Glycerhiza striata
Juncus dudleyi
Juncus torreyi
Parianum virginicum
Scirpus atrovirens
Scirpus cyperinus

Wildflowers/Broadleaves

Asclepias incarnata
Diodes cernua
Botanilla arborescens
Eupatorium perfoliatum
Euthamia graminifolia
Helianthus autumnalis
Hibiscus laevis
Iris virginica strepera
Lobelia siphilitica
Mimulus ringens
Physostegia virginiana
Pycnanthemum virginianum
Solidago rigida
Symphoricarpos novae-angliae
Vernonia fasciculata
Verbena hastata
Zizia aurea

Low Profile Prairie with Flowers Seed Mix

Upper basin slopes

Botanical Name

Grasses

Bouteloua curtipendula
Panicum virginicum
Elymus canadensis
Schizachyrium scoparium

Wildflowers/Broadleaves

Allium cernuum
Amorpha canescens
Asclepias tuberosa
Astragalus canadensis
Ceanothus palmata
Chamaecrista fasciculata
Delos perfoliatus
Echinacea pallida
Echinacea purpurea
Eryngium yuccifolium
Helianthus scaberrimus
Lupinus albus
Liatris aspera
Liatris pycnostachya
Morone latifolia
Parthenium integrifolium
Pentstemon digitalis
Petalostemum candidum
Petalostemum purpureum
Potentilla arguta
Pycnanthemum tenuifolium
Rudbeckia hirta
Rudbeckia subtomentosa
Rudbeckia triloba
Solidago rigida
Symphoricarpos laevis
Symphoricarpos novae-angliae
Tradescantia virginiana
Verbena stricta
Zizia aurea

Botanical Name

Common Name

lbs / AC

Grasses / Sedges

Wildflowers/Broadleaves

Common Name

lbs / AC

Grasses / Sedges

Wildflowers/Broadleaves

Common Name

lbs / AC

Grasses / Sedges

Wildflowers/Broadleaves

Common Name

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Common Name

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Grasses / Sedges

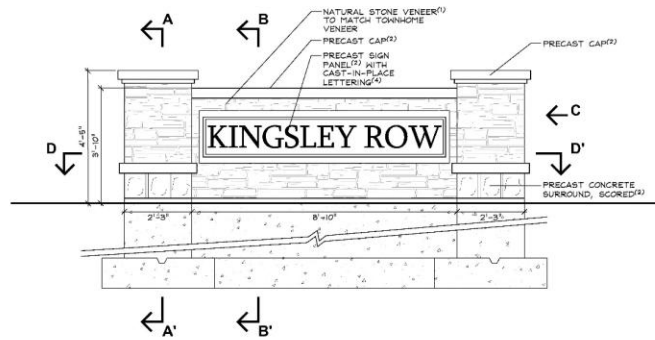
Wildflowers/Broadleaves

Common Name

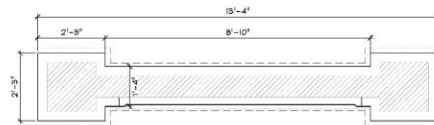
lbs / AC

Grasses / Sedges

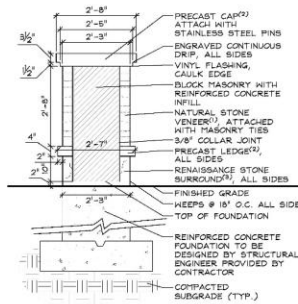
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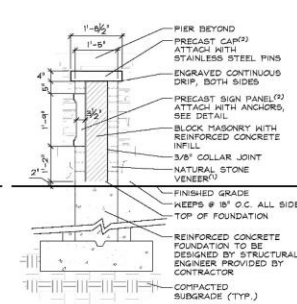
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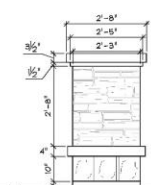
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SECTION A-A'
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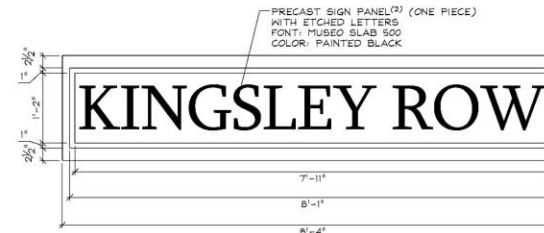
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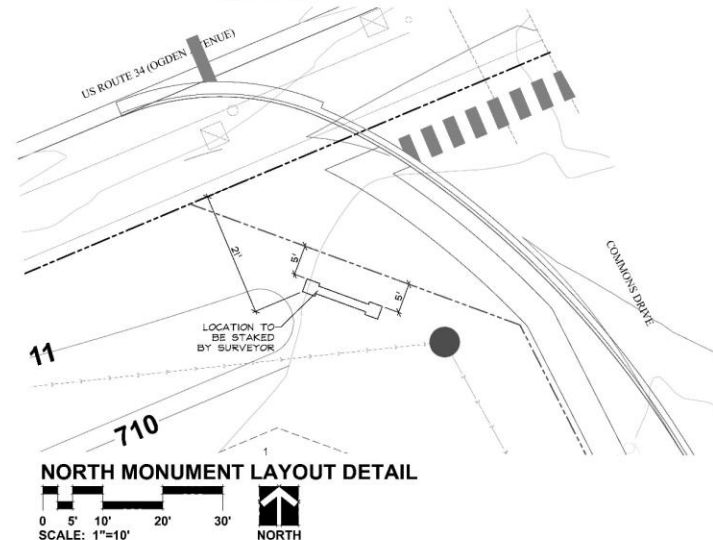
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NOTES:

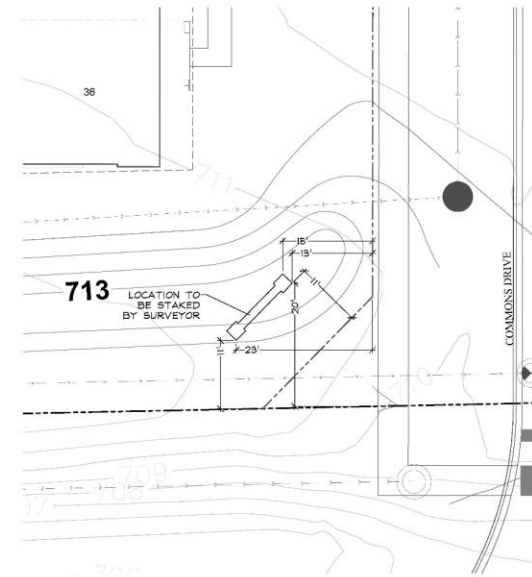
1. NATURAL STONE VENEER: OAKFIELD MACHINE CUT BY EDEN STONE OR APPROVED EQUAL. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT AND DEVELOPER.
2. PRECAST CONCRETE: TEXTURE: SMOOTH. COLOR: LIMESTONE. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT AND DEVELOPER.
3. RENAISSANCE STONE: RENTS-ROCKED BY ARRISCRAFT OR APPROVED EQUAL. SUBMIT COLOR & GROUT SAMPLE TO LANDSCAPE ARCHITECT AND DEVELOPER.
4. LETTERING: STYLAEN. HEIGHT: 4"



SIGN PANEL DETAILS
SCALE: 1"=1'-0"



NORTH MONUMENT LAYOUT DETAIL
SCALE: 1"=10'



SOUTH MONUMENT LAYOUT DETAIL
SCALE: 1"=10'



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SCHMIDT, ILLINOIS 60173

KINGSLEY ROW
AURORA, ILLINOIS
MONUMENT DETAILS

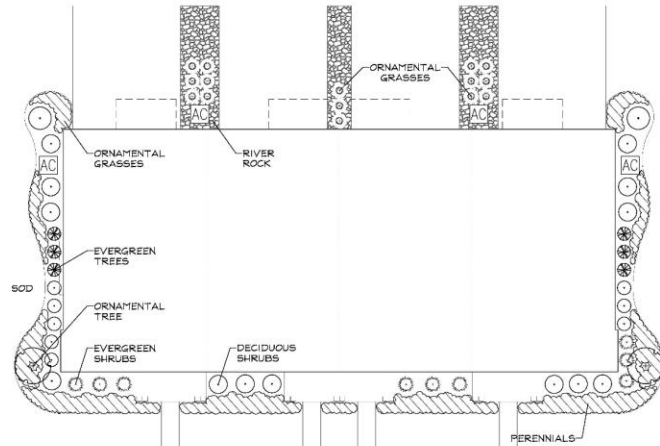
REVISIONS

DATE: 07.06.2020
PROJECT NO.: M24246
DRAWN: SMR/CLE
CHECKED: MNY
SHEET NO.

L1.5

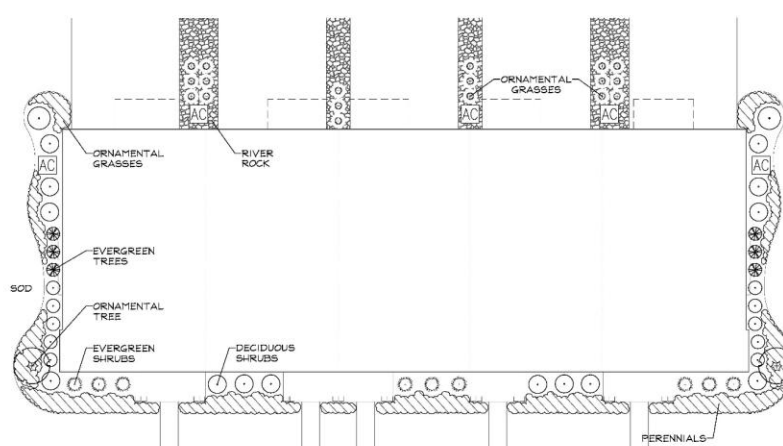


811
dig safe. dig smart.
Call before you dig.



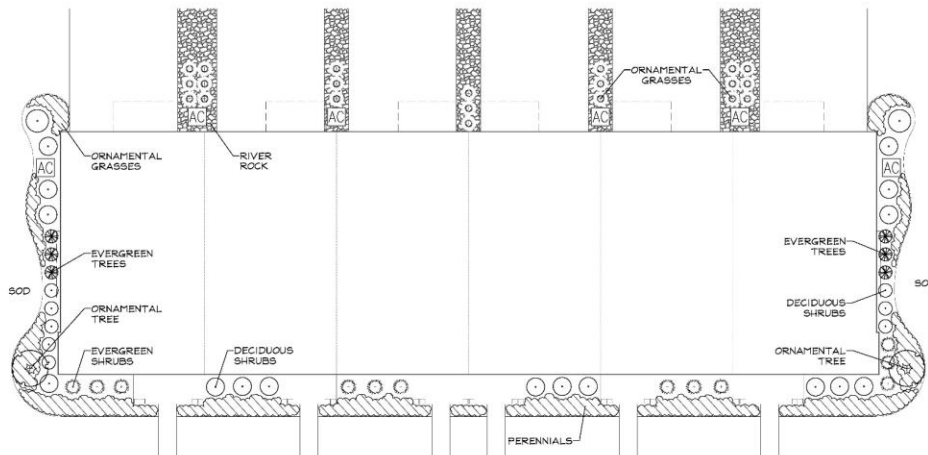
4 UNIT REAR-LOADED TOWNHOME FOUNDATION DETAIL
SCALE: 1"=10'

4 UNIT FOUNDATION PLANTING :
± 266 L.F. EACH
LANDSCAPING REQUIRED: 2.6 C.T.E.
LANDSCAPING PROVIDED: 4.2 C.T.E.
2 ORNAMENTAL TREES
6 EVERGREEN TREES
25 DECIDUOUS SHRUBS
9 EVERGREEN SHRUBS
BUILDING #S 18,19,26,27,37,38 = 6 TOTAL



5 UNIT REAR-LOADED TOWNHOME FOUNDATION DETAIL
SCALE: 1"=10'

5 UNIT FOUNDATION PLANTING :
± 310 L.F. EACH
LANDSCAPING REQUIRED: 3.1 C.T.E.
LANDSCAPING PROVIDED: 4.4 C.T.E.
2 ORNAMENTAL TREES
6 EVERGREEN TREES
26 DECIDUOUS SHRUBS
9 EVERGREEN SHRUBS
BUILDING #S 25,35,36 = 3 TOTAL



6 UNIT REAR-LOADED TOWNHOME FOUNDATION DETAIL
SCALE: 1"=10'

6 UNIT FOUNDATION PLANTING :
± 354 L.F. EACH
LANDSCAPING REQUIRED: 3.5 C.T.E.
LANDSCAPING PROVIDED: 4.5 C.T.E.
2 ORNAMENTAL TREES
6 EVERGREEN TREES
26 DECIDUOUS SHRUBS
12 EVERGREEN SHRUBS
BUILDING # 1,2,3,4,26,32,34,35 = 8 TOTAL

REPRESENTATIVE FOUNDATION PLANT LIST

Key	Botanical/Common Name	Size	Remarks	Key	Botanical/Common Name	Size	Remarks
+	ORNAMENTAL TREES			●	EVERGREEN SHRUBS		
	Betula nigra 'Cully'	8' Ht.	Clump Form		Buxus 'Glenn'	24" Ht	4' O.C.
	Betula nigra 'Heritage River Birch'	8' Ht.	Clump Form		CHICAGO LINDEN BOWWOOD	24" Ht	4' O.C.
	Camus mma	8' Ht.	Clump Form		Thuja occidentalis 'Danica'	24" Ht	4' O.C.
	CORNELIANCHERRY DOGWOOD	8' Ht.	Clump Form		DANICA ARBORVITAE	24" Ht	4' O.C.
	Magnolia stellata 'Royal Star'	8' Ht.	Clump Form		ORNAMENTAL GRASSES		
	ROYAL STAR MAGNOLIA	8' Ht.	Clump Form		Panicum virgatum 'Heavy Metal'	#1	24" O.C.
	Prunella 'Prunifera'	8' Ht.	Clump Form		HEAVY METAL SWITCHGRASS	#1	24" O.C.
	PRUNIFERA CRABAPPLE	8' Ht.	Clump Form		Calamagrostis x acutiflora 'Karl Foerster'	#1	24" O.C.
	Syringa reticulata 'Ivory Silk'	2" Cal.	Single Stem		FEATHER REED GRASS	#1	24" O.C.
	IVORY SILK JAPANESE TREE LILAC	2" Cal.	Single Stem		Panicum virgatum 'Northwind'	#1	24" O.C.
	EVERGREEN TREES				NORTHWIND SWITCHGRASS	#1	24" O.C.
	Chamaecyparis plicata 'Savoyard'	6' Ht.			PERENNIALS		
	JAPANESE FALSE CYPRESS	6' Ht.			Allium 'Summer Beauty'	#1	18" O.C.
	Thuja occidentalis 'Marquise'	6' Ht.			SUMMER BEAUTY ONION	#1	18" O.C.
	EMERALD GREEN ARBORVITAE	6' Ht.			Hemerocallis 'Gong Banaas'	#1	18" O.C.
	Thuja occidentalis 'Tectony'	6' Ht.			GONG BANNAAS DAYLILY	#1	18" O.C.
	TECHNY ARBORVITAE	6' Ht.			Penselmon digitalis 'Wacker Red'	#1	18" O.C.
	DECIDUOUS SHRUBS				HUSKER RED BEARDTONGUE	#1	18" O.C.
	Camus sericea 'Bailey'	30" Tall	4' O.C.		Salvia nemorosa 'East Friesland'	#1	18" O.C.
	BAILEY'S REDTIG DOGWOOD	24" Tall	5' O.C.		EAST FRIELAND SALVIA	#1	18" O.C.
	Rhododendron 'Dwarf'	24" Tall	5' O.C.				
	DWARF POTTERINGILLA	24" Tall	5' O.C.				
	Hydrangea paniculata 'SMIPLUP'	24" Tall	5' O.C.				
	LITTLE QUICK FIRE HYDRANGEA	24" Tall	5' O.C.				
	Ilex virginica 'Spicifolia'	24" Tall	5' O.C.				
	LITTLE HENRY VIRGINIA SNEETSPHIRE	24" Tall	5' O.C.				
	Physocarpus opulifolius 'Beauregard'	30" Tall	4' O.C.				
	SUMMER NINE NINEBARK	30" Tall	4' O.C.				
	Rosa 'Radraz'	18" Tall	5' O.C.				
	RODODENDRON ROSE	18" Tall	5' O.C.				
	Viburnum x juddii	36" Tall	4' O.C.				
	JUDD VIBURNUM	36" Tall	4' O.C.				

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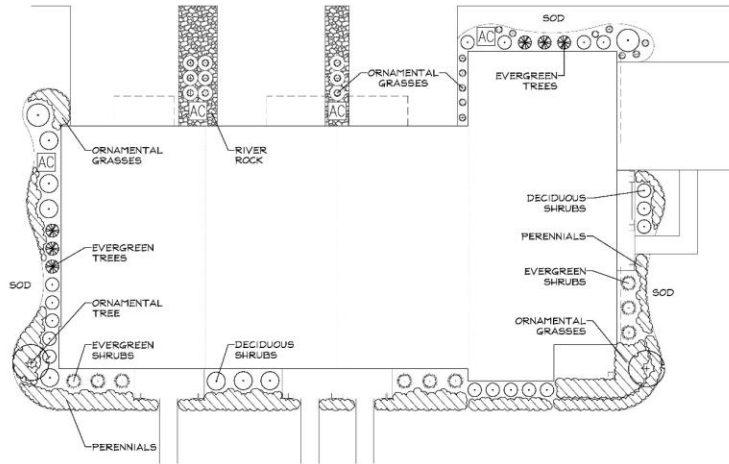
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DESIGNER
HAEGER ENGINEERING
185 EAST STATE STREET
SCHUMBERG, IL 60112

KINGSLEY ROW AURORA, ILLINOIS TYPICAL FOUNDATION LANDSCAPE PLANS

REVISIONS
DATE: 07.06.2020
PROJECT NO.: M24245
DRAWN: SM/CLE
CHECKED: MNV
SHEET NO.

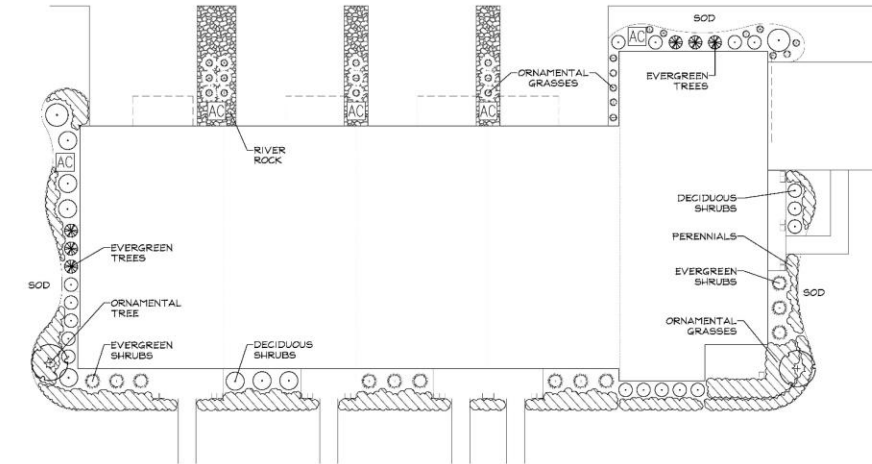


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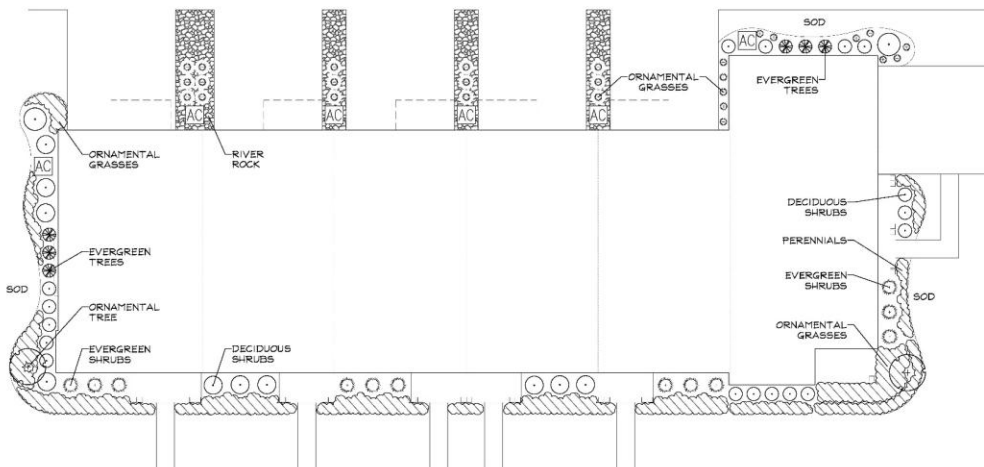
4 UNIT ALTERNATIVE REAR-LOADED TOWNHOME FOUNDATION DETAIL
SCALE: 1"=10'

4 UNIT FOUNDATION PLANTING :
± 295 L.F. EACH
LANDSCAPING REQUIRED: 2.9 C.T.E.
LANDSCAPING PROVIDED: 4.4 C.T.E.
2 ORNAMENTAL TREES
6 EVERGREEN TREES
26 DECIDUOUS SHRUBS
9 EVERGREEN SHRUBS
BUILDING #S 5-16,20,23,24,35 = 16 TOTAL



5 UNIT ALTERNATIVE REAR-LOADED TOWNHOME FOUNDATION DETAIL
SCALE: 1"=10'

5 UNIT FOUNDATION PLANTING :
± 340 L.F. EACH
LANDSCAPING REQUIRED: 3.4 C.T.E.
LANDSCAPING PROVIDED: 4.5 C.T.E.
2 ORNAMENTAL TREES
6 EVERGREEN TREES
26 DECIDUOUS SHRUBS
12 EVERGREEN SHRUBS
BUILDING #S 24,30 = 2 TOTAL



6 UNIT ALTERNATIVE REAR-LOADED TOWNHOME FOUNDATION DETAIL
SCALE: 1"=10'

6 UNIT FOUNDATION PLANTING :
± 384 L.F. EACH
LANDSCAPING REQUIRED: 3.8 C.T.E.
LANDSCAPING PROVIDED: 5.0 C.T.E.
2 ORNAMENTAL TREES
6 EVERGREEN TREES
29 DECIDUOUS SHRUBS
12 EVERGREEN SHRUBS
BUILDING #S 17,21,22,31 = 4 TOTAL

REPRESENTATIVE FOUNDATION PLANT LIST

Key	Botanical/Common Name	Size	Remarks	Key	Botanical/Common Name	Size	Remarks
+	ORNAMENTAL TREES			•	EVERGREEN SHRUBS		
	Betula nigra 'Cully'	8' Ht.	Clump Form		Buxus 'Glenn'	24" Ht	4' O.C.
	Heritiera f. RIVER BIRCH	8' Ht.	Clump Form		CHICAGO LIND GREEN BOXWOOD	24" Ht	4' O.C.
	Cornus mas	8' Ht.	Clump Form		Thuja occidentalis 'Danica'	24" Ht	4' O.C.
	CORNELIANCHERRY DOGWOOD	8' Ht.	Clump Form		DANICA ARBORVITAE		
	Magnolia stellata 'Royal Star'	8' Ht.	Clump Form		ORNAMENTAL GRASSES		
	ROYAL STAR MAGNOLIA	8' Ht.	Clump Form		Panicum virgatum 'Heavy Metal'	#1	24" O.C.
	Folia 'Honeyfire'	8' Ht.	Clump Form		HEAVY METAL SWITCHGRASS		
	PRAIRIEPIRE CRABAPPLE	8' Ht.	Clump Form		Colamagrostis x acutiflora 'Karl Foerster'	#1	24" O.C.
	Syringa reticulata 'Ivory Silk'	2" Cal.	Single Stem		Panicum virgatum 'Northwind'	#1	24" O.C.
	IVORY SILK JAPANESE TREE LILAC				NORTHWIND SWITCHGRASS		
☀	EVERGREEN TREES			•	PERENNIALS		
	Chamaecyparis plicata 'Savoy'	6' Ht.			Allium 'Summer Beauty'	#1	18" O.C.
	JAPANESE FALSE CYPRESS	6' Ht.			SUMMER BEAUTY ONION		
	Thuja occidentalis 'Emerald'	6' Ht.			Hemerocallis 'Gong Borealis'	#1	18" O.C.
	EMERALD GREEN ARBORVITAE	6' Ht.			GONG BOREALIS DAYLILY		
	Thuja occidentalis 'Techny'	6' Ht.			Penselmon digitalis 'Walker Red'	#1	18" O.C.
	TECHNY ARBORVITAE	6' Ht.			HUSKER RED BEARDTONGUE		
•	DECIDUOUS SHRUBS			•	Salvia nemorosa 'East Friesland'	#1	18" O.C.
	Cornus sericea 'Bailey'	30" Tall	4' O.C.		EAST FRIEHLAND SALVIA		
	BAILEY'S REDTIG DOGWOOD	24" Tall	5' O.C.				
	Rubus grandis	24" Tall	5' O.C.				
	DWARF POTTERGILLA	24" Tall	5' O.C.				
	Hydrangea paniculata 'SMILPLOP'	24" Tall	5' O.C.				
	LITTLE QUICK FIRE HYDRANGEA	24" Tall	5' O.C.				
	Ilex virginica 'Spice'	30" Tall	4' O.C.				
	LITTLE HENRY VIRGINIA SNEETSPICE	30" Tall	4' O.C.				
	Physocarpus opulifolius 'Beauverd'	30" Tall	4' O.C.				
	SUMMER NINE NINEBARK	30" Tall	4' O.C.				
	Rosa 'Radraz'	18" Tall	5' O.C.				
	KNOWNOT ROSE	36" Tall	4' O.C.				
	Viburnum x juddii	36" Tall	4' O.C.				
	JUDD VIBURNUM						

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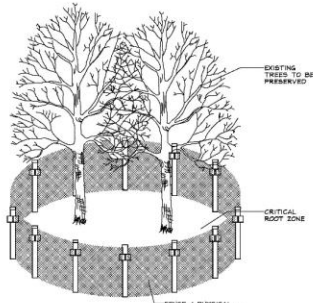
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SCHUMBERG, IL 60112

KINGSLEY ROW AURORA, ILLINOIS TYPICAL FOUNDATION LANDSCAPE PLANS

REVISIONS
DATE: 07.08.2020
PROJECT NO.: M24245
DRAWN: SM/CLE
CHECKED: MNV
SHEET NO.

811
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www.811.org

L1.7



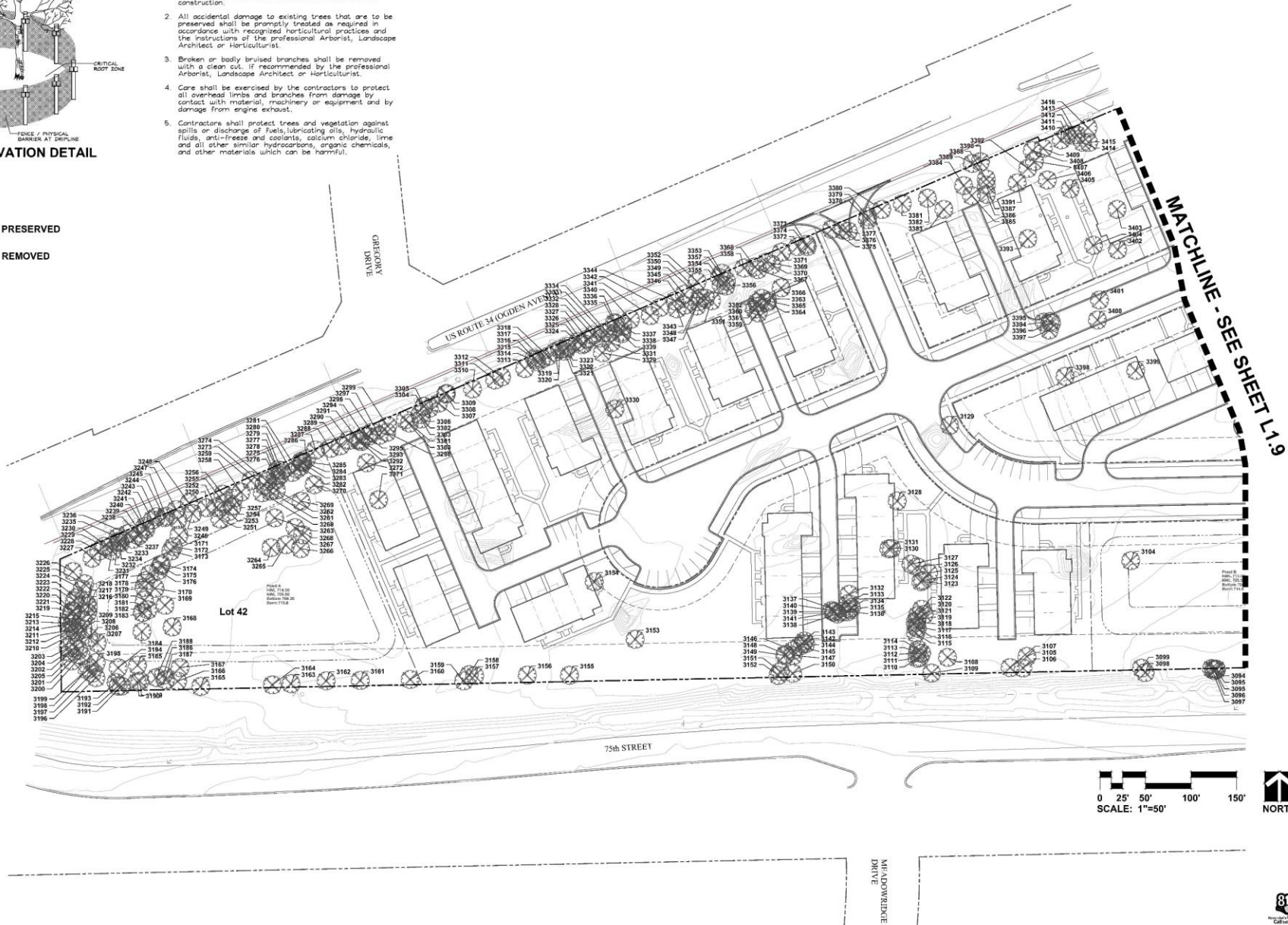
TREE PRESERVATION DETAIL
(NOT TO SCALE)
SEE NOTES

LEGEND

- 1234 TREE TO BE PRESERVED
- 4023 TREE TO BE REMOVED

TREE PRESERVATION NOTES

1. 40' High snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
2. All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
3. Broken or badly bruised branches shall be removed with a clean cut. If recommended by the professional Arborist, Landscape Architect or Horticulturist.
4. Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
5. Contractors shall protect trees and vegetation against spills or discharge of fuels, lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.





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KINGSLEY ROW AURORA, ILLINOIS TREE PRESERVATION PLAN

REVISIONS

DATE 07.06.2020
PROJECT NO. M24245
DRAWN SM/CLE
CHECKED MNW
SHEET NO.

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0 25' 50' 100' 150'
SCALE: 1"=50'



TOTAL TREE COUNT: 1147 (1-5 untagged, 3096-4321)

REVISIONS

