

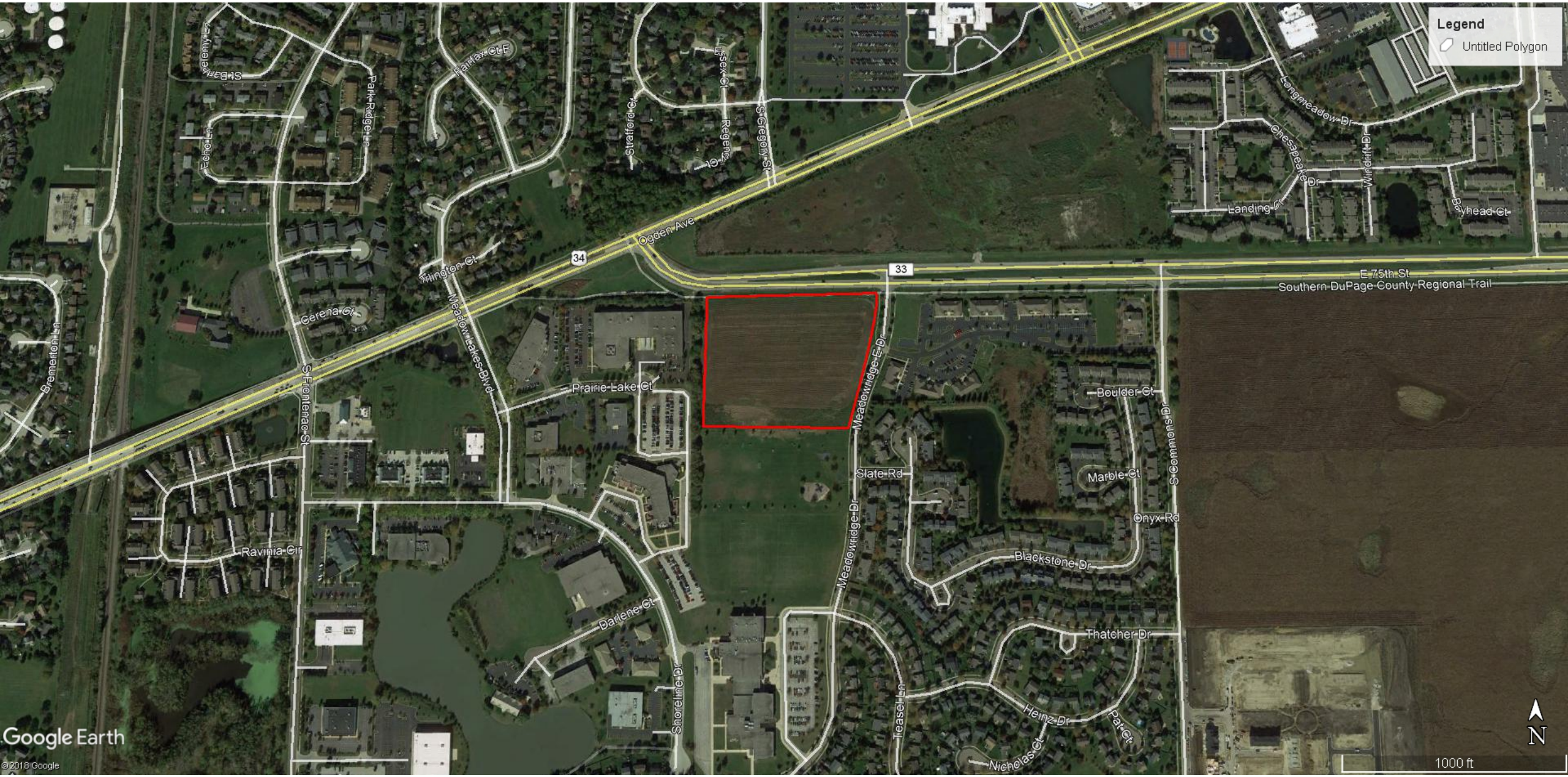


Meadow Ridge

Presented by:

Patti A. Bernhard

127 Aurora Avenue, Naperville, Illinois



Legend
Untitled Polygon

Google Earth

©2018 Google

1000 ft



34

33

E 75th St
Southern DuPage County Regional Trail

Selwyn Ln

Park Ridge Ln

Fairfax Ct E

Strafford Ct

Westex Ct

Regent Ct

S Granger St

Ogden Ave

Wilmington Ct

Meadowlark Bvd

Cerena Ct

St. Ignace St

Bremerton Ln

Prairie Lake Ct

Meadowridge E Dr

E 75th St
Southern DuPage County Regional Trail

Boulder Ct

Marble Ct

Onyx Rd

St. Commons Dr

Ravina Cir

Dartene Ct

Slate Rd

Blackstone Dr

Thatcher Dr

Shoreline Dr

Meadowridge Dr

Teasel Ln

Blackstone Dr

Heinz Dr

Pat Ct

Nicholas Ct



Includes already approved, under construction, and new recommendations

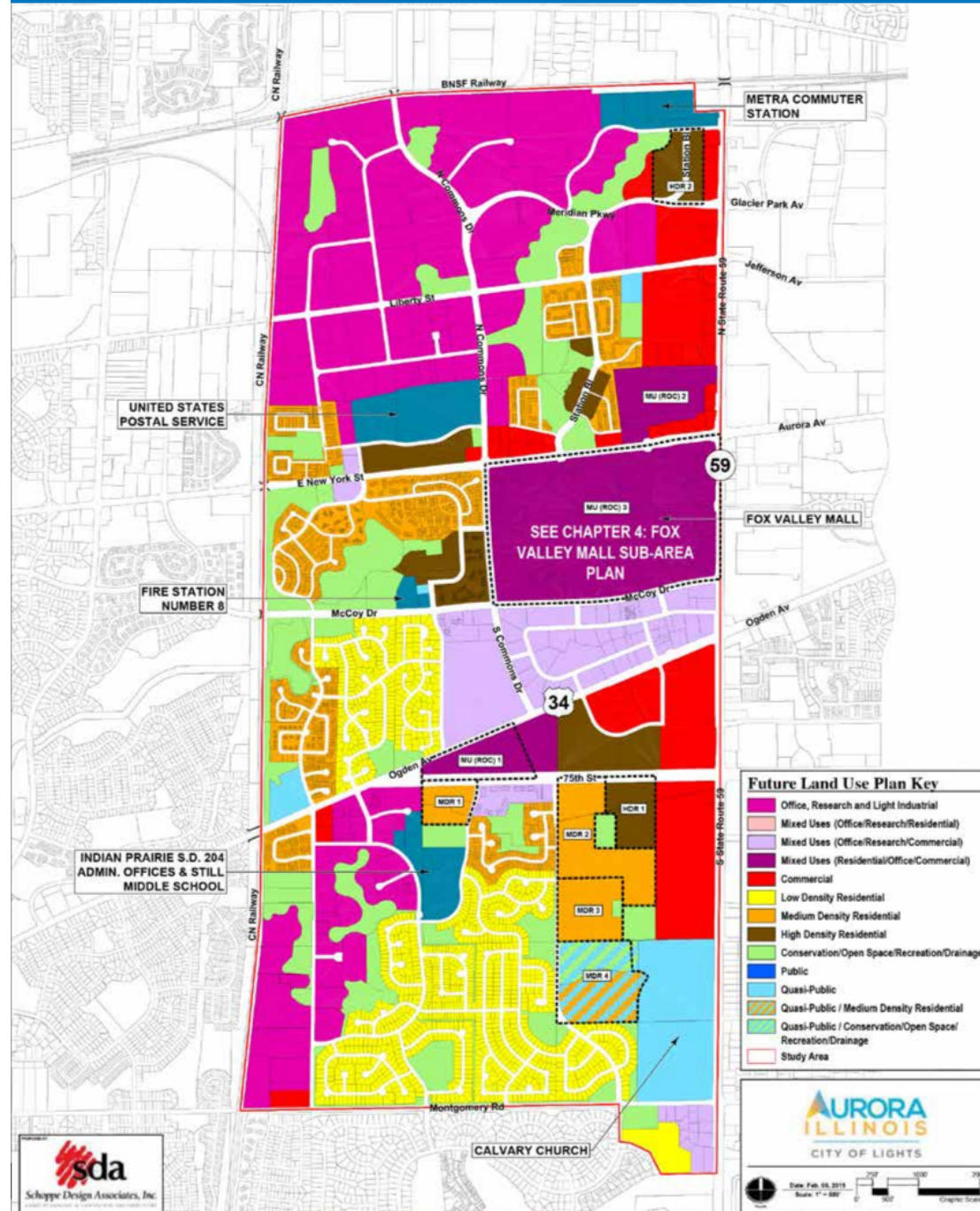
DEVELOPMENTS

- A** METRO 59
- B** BADMINTON FACILITY/COMMERCIAL
- C** PACIFICA
- D** INNOVATIVE HEALTH/RETAIL
- E** CENTENNIAL GROUP/FOX VALLEY MALL
- F** CEDARWOOD
- G** MEADOWRIDGE EAST DRIVE/75TH STREET
- H** BRACH/BRODIE - HIGH DENSITY RECOMMENDED
- I** BRACH/BRODIE - MEDIUM DENSITY RECOMMENDED
- J** BRACH/BRODIE - COMMERCIAL RECOMMENDED
- K** GRAMERCY SQUARE - UNDER CONSTRUCTION
- L** CALVARY CHURCH SENIOR HOUSING

FUTURE LAND USE LEGEND

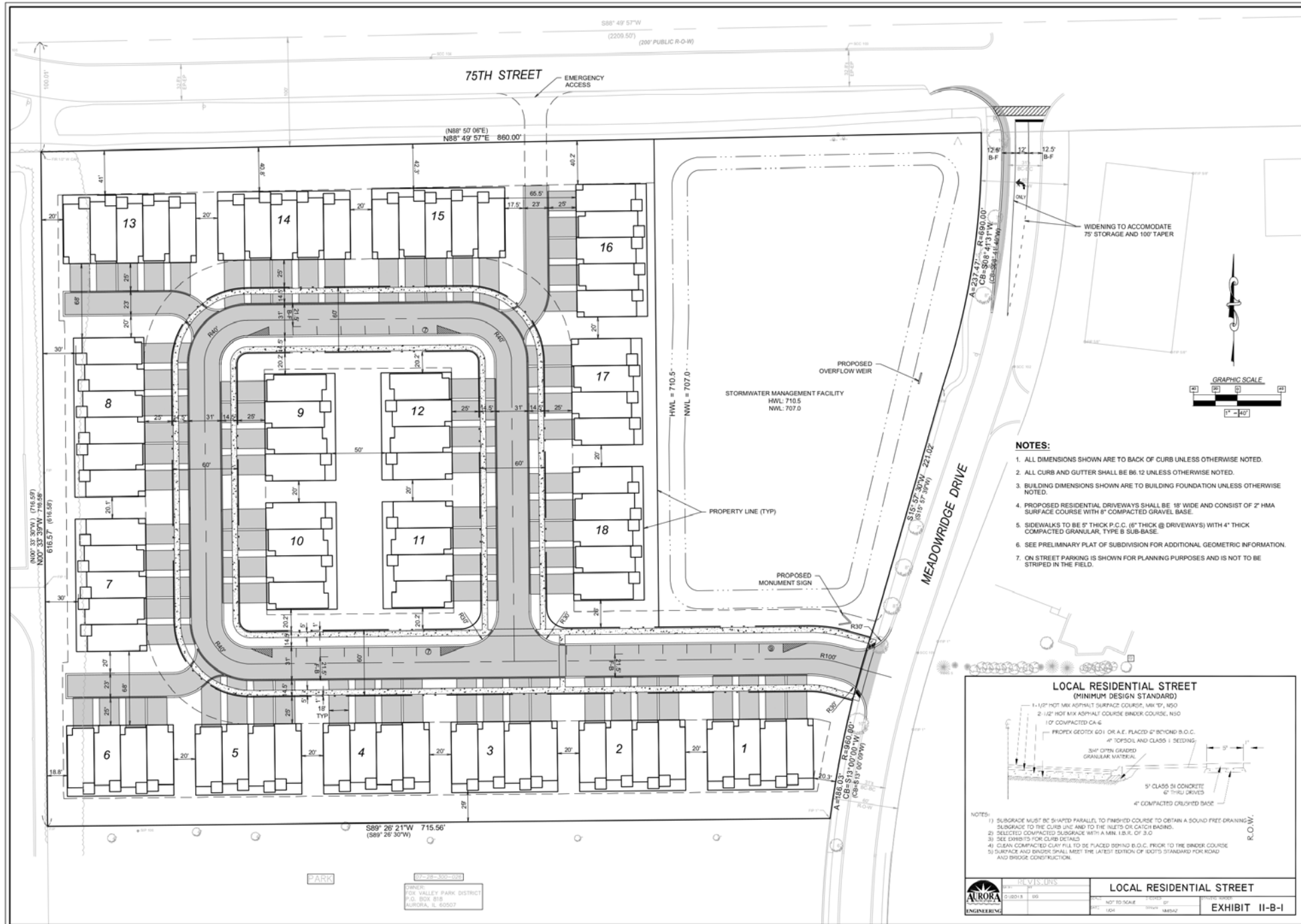
- COMMERCIAL
- MIXED-USE
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- POTENTIAL PARK SITE

FUTURE LAND USE PLAN - PLANNED RESIDENTIAL

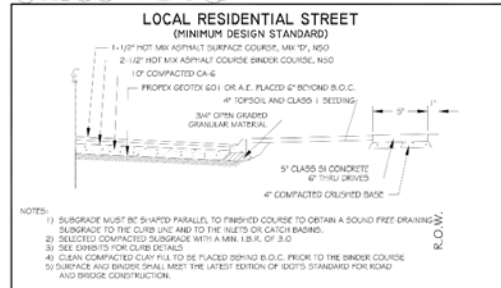


AURORA ILLINOIS
CITY OF LIGHTS

Date: Feb. 05, 2010
Scale: 1" = 500'



- NOTES:**
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 2. ALL CURBS AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
 3. BUILDING DIMENSIONS SHOWN ARE TO BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
 4. PROPOSED RESIDENTIAL DRIVEWAYS SHALL BE 18' WIDE AND CONSIST OF 2" HMA SURFACE COURSE WITH 6" COMPACTED GRAVEL BASE.
 5. SIDEWALKS TO BE 5" THICK P.C.C. (6" THICK @ DRIVEWAYS) WITH 4" THICK COMPACTED GRANULAR, TYPE B SUB-BASE.
 6. SEE PRELIMINARY PLAT OF SUBDIVISION FOR ADDITIONAL GEOMETRIC INFORMATION.
 7. ON STREET PARKING IS SHOWN FOR PLANNING PURPOSES AND IS NOT TO BE STROPED IN THE FIELD.



		LOCAL RESIDENTIAL STREET	
DATE: 05/01/19	SCALE: NOT TO SCALE	DRAWN BY: MMB	CHECKED BY: MMB
		EXHIBIT II-B-1	

REVISIONS		NO.	DATE	DESCRIPTION
1	05-03-19	REVISED PER CITY REVIEW		

PRELIMINARY LAYOUT PLAN
MEADOW RIDGE

ILLINOIS

7320 Janes Avenue
 Aurora, IL 60402
 630.724.9200
 www.v3co.com

DRAWING NO.
1.0

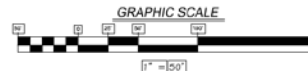
LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE WESTERLY, 209.50 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 33 MINUTES 30 SECONDS EAST, 715.56 FEET ALONG THE EAST LINE OF MEADOW LAKES UNIT 26 PHASE 1; THE EAST LINE OF THE RESUBDIVISION OF LOTS 2, 3 AND 4 OF SAID MEADOW LAKES; THE EAST LINE OF FOX VALLEY EAST REGION II UNIT 26-PHASE 2 AND THE NORTHERLY PROJECTION THEREOF TO THE POINT OF BEGINNING; THENCE NORTH 30 DEGREES 33 MINUTES 30 SECONDS WEST 618.58 FEET ALONG THE LAST DESCRIBED LINE TO THE SOUTH LINE OF 75TH STREET (BEING A LINE THAT IS 100 FEET SOUTHERLY AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER); THENCE NORTH 88 DEGREES 50 MINUTES 06 SECONDS EAST, 860.00 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF MEADOWRIDGE DRIVE AS DEDICATED PER DOCUMENT #89-161487 (THE FOLLOWING THREE COURSES ARE ALONG SAID WEST LINE); THENCE SOUTHERLY, 237.47 FEET ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 690.00 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 39 DEGREES 41 MINUTES 40 SECONDS WEST; THENCE SOUTH 15 DEGREES 37 MINUTES 39 SECONDS WEST, 221.02 FEET; THENCE SOUTHERLY, 186.03 FEET ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 803.00 FEET; THE CHORD OF SAID CURVE BEARING SOUTH 13 DEGREES 00 MINUTES 09 SECONDS WEST; THENCE SOUTH BY DEGREES 26 MINUTES 30 SECONDS WEST, 715.56 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PRELIMINARY PLAT
OF
MEADOW RIDGE
AURORA, IL

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

CITY RESOLUTION: _____ PASSES ON: _____



LEGEND

- SECTION CORNER
- SUBDIVISION BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE
- PROPOSED LOT LINE
- N NORTH
- S SOUTH
- E EAST
- W WEST
- CB CHORD BEARING
- A ARC LENGTH
- R RADIUS
- U/E UTILITY EASEMENT
- P.U.E PUBLIC UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- P.U.A.D.E PUBLIC UTILITY AND DRAINAGE EASEMENT
- (E.O.V) RECORD DATUM
- 3.00' CALCULATED DATUM
- CONCRETE MONUMENT (NONE EXISTING)

OWNER

DJH Aurora, LLC,
One Oakbrook Terrace, Suite 500
Oakbrook Terrace, Illinois 60061
830.932.1234
Contact: Dennis Hoffman

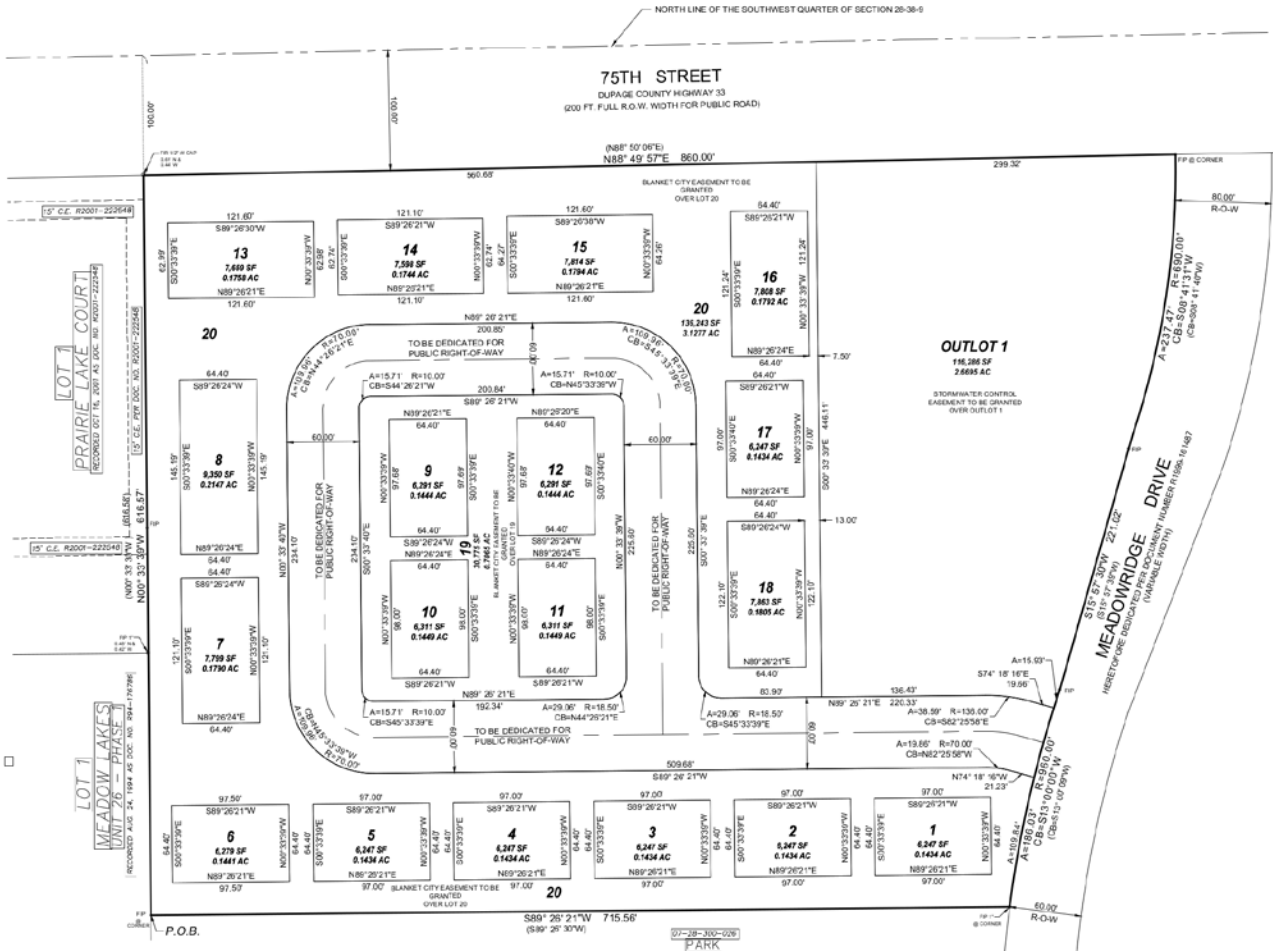
DEVELOPER

Pulte Home Company, LLC
a Michigan Limited Liability Company
1900 East Golf Road, Suite 300
Schaumburg, IL 60173
847.230.5284
Contact: Robert Getz, P.E.

ENGINEER/SURVEYOR

V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, IL 60517
630-724-9200
Project Manager: Chuck Bartosz
cbartosz@v3co.com

DESCRIPTION	VALUE	UNIT
A) TAX/PARCEL IDENTIFICATION NUMBER(S) (P/N/S)		
B) SUBDIVIDED AREA	11.3385	ACRES
	493,906	SQUARE FEET
C) PROPOSED NEW RIGHT-OF-WAY	1.9680	ACRES
	86,748	SQUARE FEET
	1.450	LINEAR FEET OF CENTERLINE
D) PROPOSED NEW EASEMENTS	6.554	ACRES
	283,394	SQUARE FEET



SURVEYOR'S NOTES:

- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
- ALSO SEE ALTAIR/CSM LAND TITLE SURVEY PREPARED BY V3 COMPANIES DATED NOVEMBER 22, 2017 FOR MORE SPECIFICS.



Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.3200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
PULTE HOME COMPANY, LLC

1900 E. Golf Road, Suite 300
Schaumburg, IL 60173
847.230.5400

REVISIONS		REVISIONS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	03-26-18	REVISED PER CITY COMMENTS			
2	05-23-19	REVISED PER CITY COMMENTS			

PRELIMINARY PLAT

MEADOW RIDGE - AURORA, IL.

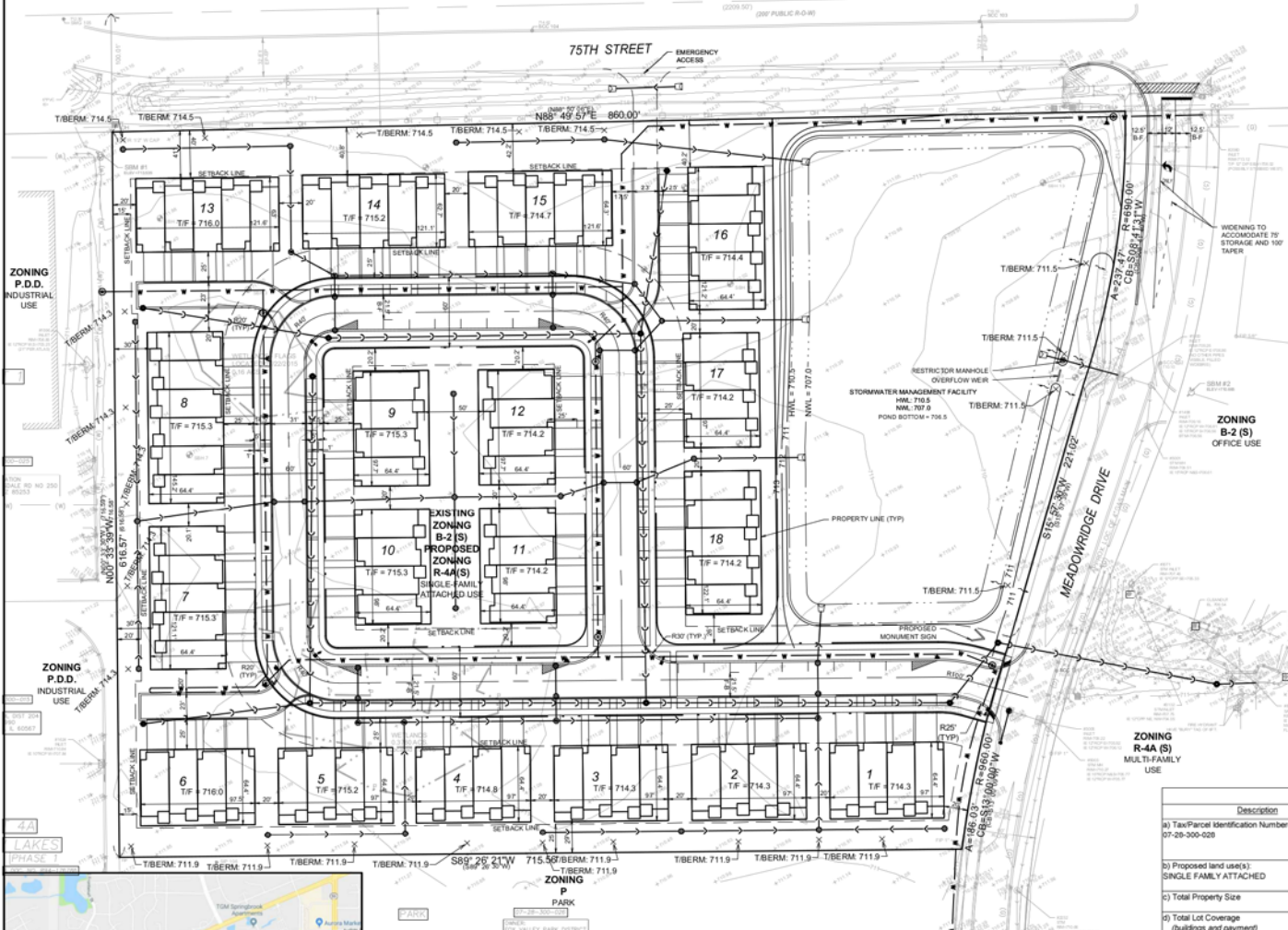
DRAFTING COMPLETED: 03/05/19 DRAWN BY: SPK PROJECT MANAGER: CWB
FIELD WORK COMPLETED: NA CHECKED BY: CWB SCALE: 1" = 50'

Project No: 15105.PUL2
Group No: VP04.2
SHEET NO: 1 of 1

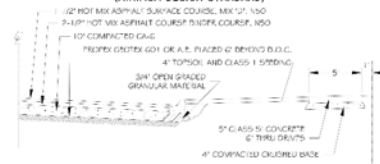
**PRELIMINARY PLAN
FOR
MEADOW RIDGE**

P.I.N. 07-28-300-028
PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

**ZONING
B-2 (S)
VACANT LAND**



**LOCAL RESIDENTIAL STREET
(MINIMUM DESIGN STANDARD)**



- NOTES:
- 1) SUBGRADE MUST BE GRADED PARALLEL TO FINISHED COURSE TO OBTAIN A SOUND PERMEABLE SURFACE TO THE CURB LINE AND TO THE UTILITY OR GATE TAPES.
 - 2) SP. F.C.T.D. COMPACTED SURGRADE WITH A MIN. 1.0% OF 3.0
 - 3) SET TRIBUTES FOR CURB DETAILS
 - 4) CLEAN COMPACTED FILL TO BE PLACED BEHIND S.O.C. PRIOR TO TIE INDECK COURSE
 - 5) SURFACE AND INDECK SHALL MEET THE LATEST EDITION OF DOT'S STANDARD FOR ROAD AND BRIDGE CONSTRUCTION.



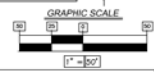
LOCAL RESIDENTIAL STREET
EXHIBIT II-B-1



DEVELOPER
PulteHome Company, LLC
1900 E. Golf Road, Suite 300
Schaumburg, Illinois 60173
847.230.5400
Contact: Robert Gatz, P.E.

ENGINEER
V3 Companies, Ltd.
7325 Jones Avenue
Woodridge, Illinois 60517
630.734.0200
Project Manager: Deanna L. Gillian, P.E.
dgillian@v3co.com
Project Engineer: Matt Brody, P.E.
mbrody@v3co.com

OWNER
Duh Aurora, LLC
One Oakbrook Terrace, Suite 608
Oakbrook Terrace, Illinois 60067
630.402.1234
Contact: Dennis Hillman



REVISIONS

NO.	DATE	DESCRIPTION
1	03-26-19	REVISED PER CITY COMMENTS
2	05-03-19	REVISED PER CITY COMMENTS

ORIGINAL ISSUE DATE: 03/22/2019

PROJECT NO: 19105/PULZ
PROJECT NAME: DUG
PACKAGE #P: MB
DRAWN BY: DB

ILLINOIS

**PRELIMINARY PLAN
MEADOW RIDGE**

AURORA

7325 Jones Avenue
Woodridge, IL 60517
630.734.0200
www.v3co.com



DRAWING NO.
EX 1

- NOTES:**
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 2. ALL CURB AND GUTTER SHALL BE 6.12 UNLESS OTHERWISE NOTED.
 3. BUILDING DIMENSIONS SHOWN ARE TO BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
 4. PROPOSED RESIDENTIAL DRIVEWAYS SHALL 18' WIDE AND CONSIST OF 2" HMA SURFACE COURSE WITH 6" COMPACTED GRAVEL BASE.
 5. SIDEWALKS TO BE 5" THICK P.C.C. (6" THICK @ DRIVEWAYS) WITH 4" THICK COMPACTED GRANULAR, TYPE B SUB-BASE.
 6. SEE PRELIMINARY PLAT OF SUBDIVISION FOR ADDITIONAL GEOMETRIC INFORMATION.
 7. ALL SANITARY SEWER MAIN TO BE 8" PVC UNLESS OTHERWISE NOTED. ALL SANITARY SERVICE LINES TO BE 4" PVC.
 8. ALL WATER MAIN TO BE 6" DUCTILE IRON CLASS 52 UNLESS OTHERWISE NOTED. ALL WATER MAIN LEADS TO FIRE HYDRANT TO BE 6" DUCTILE IRON CLASS 52 UNLESS OTHERWISE NOTED.
 9. WATER SERVICE LINES TO BE MINIMUM 1/2" TYPE K COPPER AND SHALL TERMINATE AT A SHUTOFF VALVE AND BOX.

Development Data Table: Preliminary Plan

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 07-28-300-028			i) Total Number of Residential Dwelling Units	80	Units
			i. Gross Density	2.00	Units/Acre
			ii. Net Density	8.53	Net Density/Units
b) Proposed land use(s): SINGLE-FAMILY ATTACHED			k) Number of Single Family Dwelling Units	0	Units
			i. Gross Density	0.00	Units/Acre
			ii. Net Density	0.00	Net Density/square feet
c) Total Property Size	11.3385216	Acres	iii. Unit Square Footage (average)	-	Square feet
	493,908	Square feet	iv. Bedroom Mix	0%	1 bdr
	234,353	Square feet		0%	2 bdr
	47%	Percent		80%	3 bdr
a) Open space / landscaping	289,553	Square feet		80%	4 bdr
	53%	Percent	l) Number of Single Family Corner Lots	0	Units
f) Land to be dedicated to the School District	0	Acres	m) Number of Single Family Attached Dwelling Units	80	Units
g) Land to be dedicated to the Park District	0	Acres	i. Gross Density	7.00	Units/Acre
7) Number of parking spaces provided (individually accessible)	160	Spaces	ii. Net Density	8.53	Net Density/Units
i. surface parking lot	0	Spaces	iii. Unit Square Footage (average)	1,850	square feet
perpendicular	0	Spaces	iv. Bedroom Mix	0%	1 bdr
parallel	0	Spaces		80%	2 bdr
angled	0	Spaces		10%	3 bdr
handicapped	0	Spaces		0%	4 bdr
ii. enclosed	160	Spaces	n) Number of Multifamily Dwelling Units	0	Units
i. bike	0	Spaces	i. Gross Density	0.00	Net Density/Units
ii. racks	0	Spaces	ii. Net Density	0.00	Net Density/Units
iii. other	0	Spaces	iii. Unit Square Footage (average)	-	Square feet
i) Number of buildings	18	Buildings	iv. Bedroom Mix	0%	Efficiency
i. Building Square Footage (typical)	5,930	Square feet		40%	1 bdr
ii. Square Footage of retail floor area	0	Square feet		50%	2 bdr
iv. First Floor Building Square Footage (typical)	1,186	Square feet		10%	3 bdr

LOCATION MAP
NO SCALE



FRONT ELEVATION



REAR ELEVATION



REAR ELEVATION-ALT HABITABLE ATTIC



Meadow Ridge

Presented by:

Patti A. Bernhard

127 Aurora Avenue, Naperville, Illinois