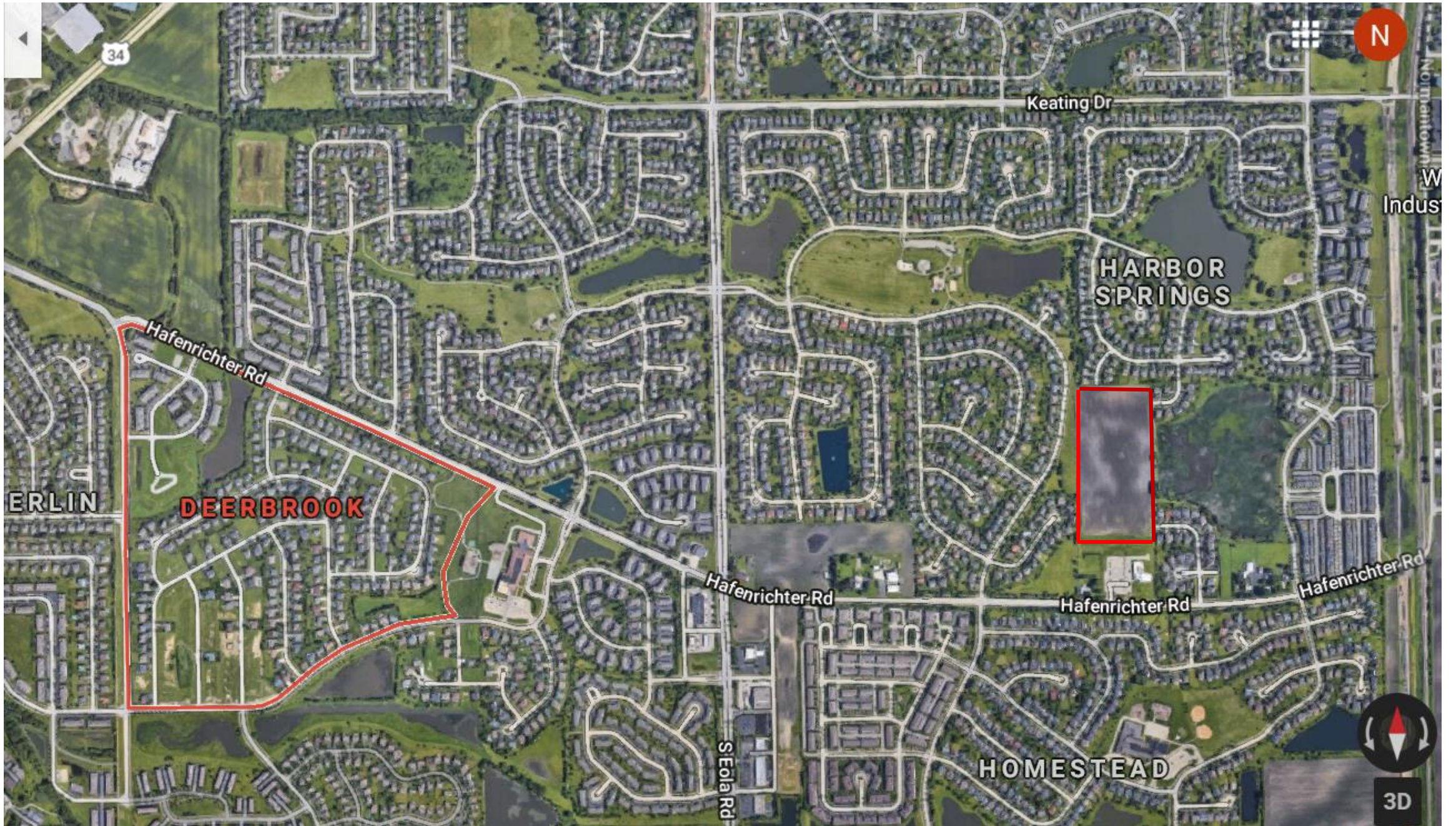


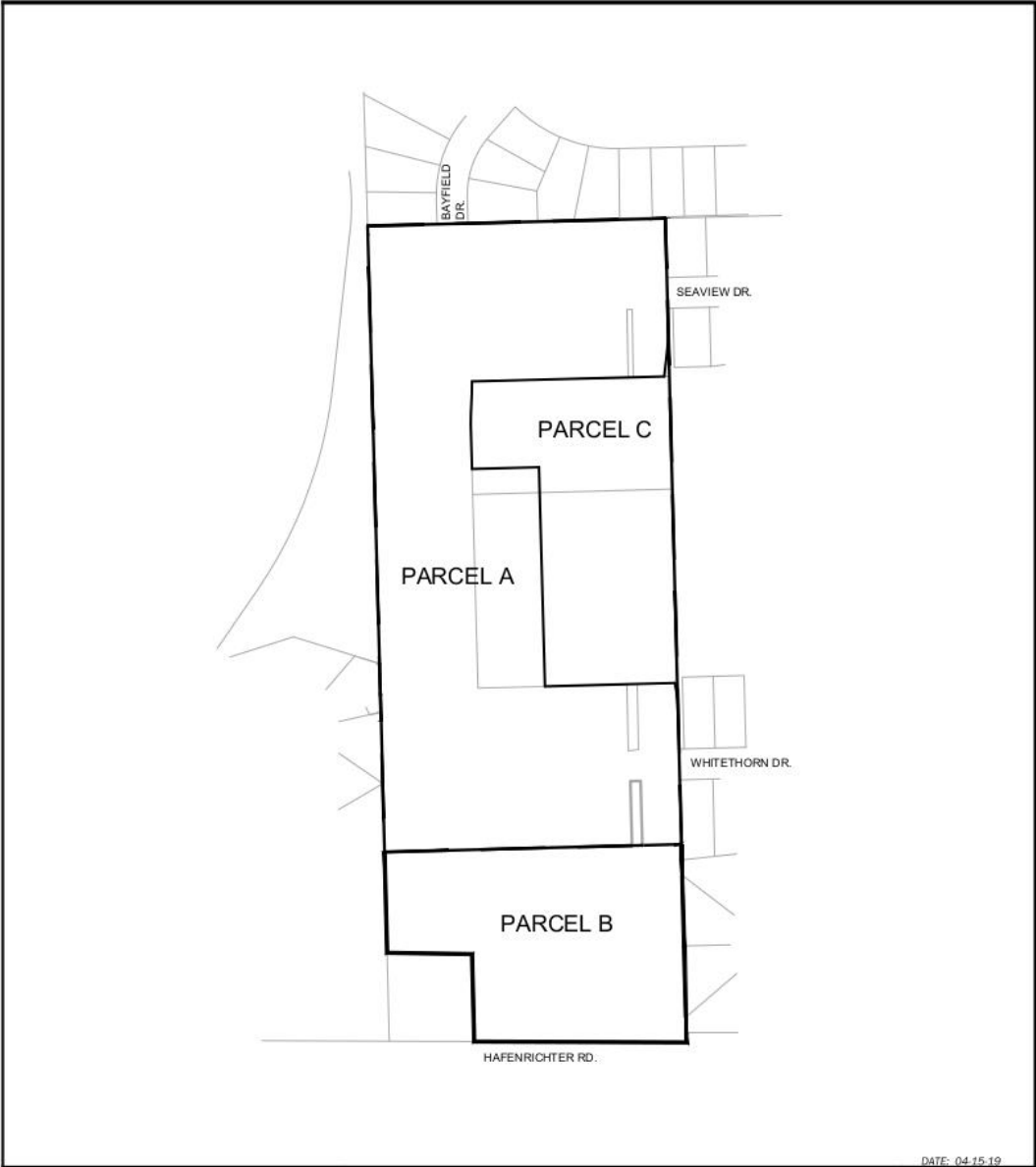
Laurelton Place

Presented by:

Russell G. Whitaker III

127 Aurora Avenue, Naperville, Illinois





DATE: 04-15-19



7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
630.724.9202 fax
www.v3co.com

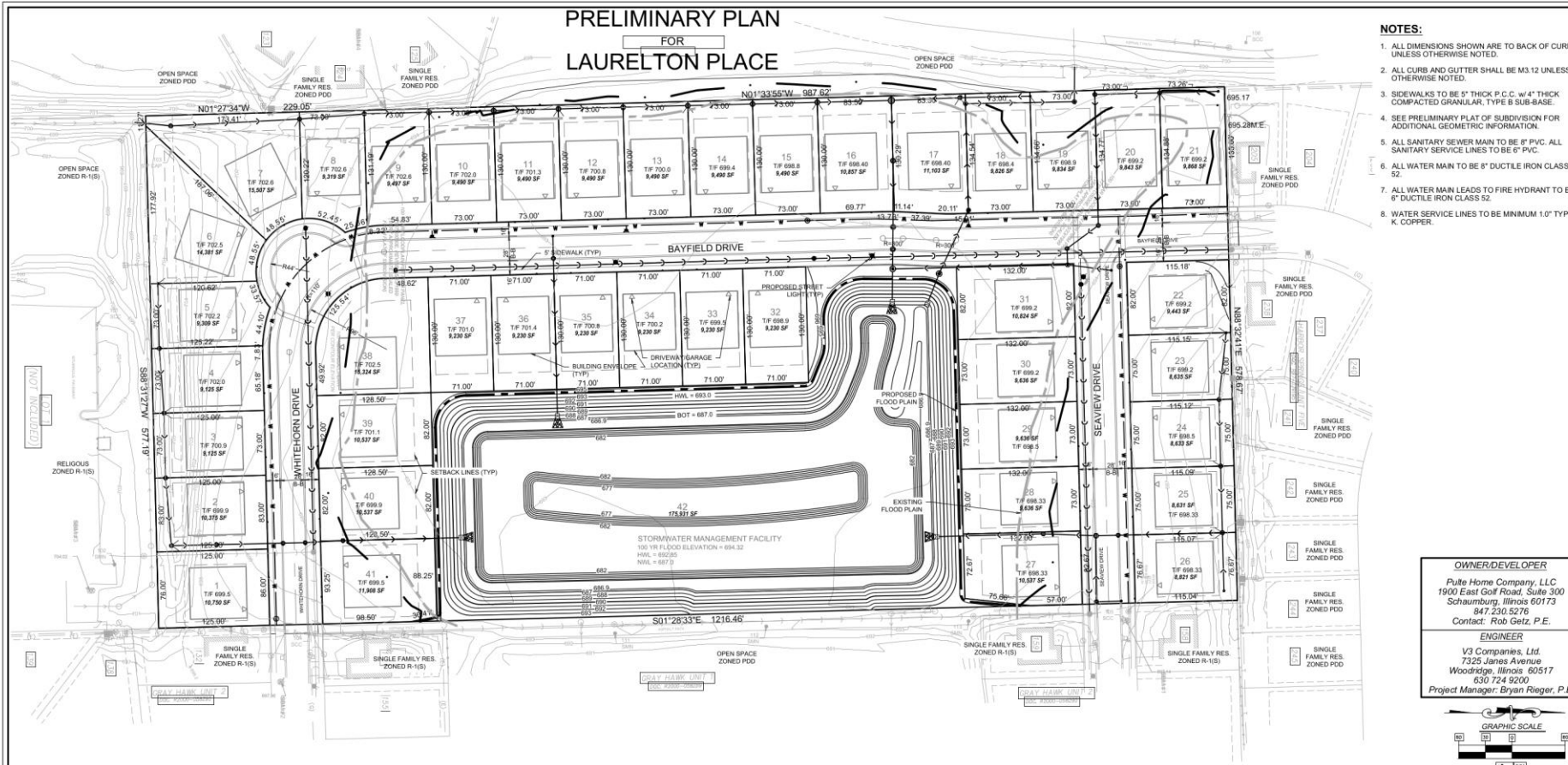
LAURELTON PLACE
PARCEL MAP



AURORA

ILLINOIS SCALE: 1"=250'

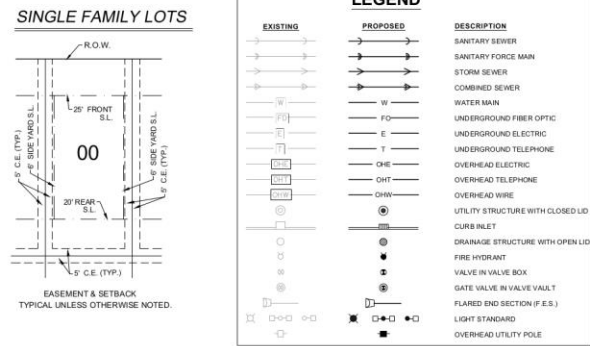
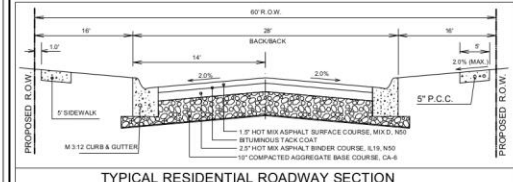
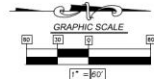
PRELIMINARY PLAN FOR LAURELTON PLACE



- NOTES:**
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 2. ALL CURB AND GUTTER SHALL BE M3.12 UNLESS OTHERWISE NOTED.
 3. SIDEWALKS TO BE 6" THICK P.C.C. w/4" THICK COMPACTED GRANULAR TYPE B SUB-BASE.
 4. SEE PRELIMINARY PLAT OF SUBDIVISION FOR ADDITIONAL GEOMETRIC INFORMATION.
 5. ALL SANITARY SEWER MAIN TO BE 6" PVC. ALL SANITARY SERVICE LINES TO BE 6" PVC.
 6. ALL WATER MAIN TO BE 8" DUCTILE IRON CLASS 52.
 7. ALL WATER MAIN LEADS TO FIRE HYDRANT TO BE 8" DUCTILE IRON CLASS 52.
 8. WATER SERVICE LINES TO BE MINIMUM 1/2" TYPE K COPPER.

OWNER/DEVELOPER
Pulte Home Company, LLC
1900 East Golf Road, Suite 300
Schaumburg, Illinois 60173
847.230.5276
Contact: Rob Getz, P.E.

ENGINEER
V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630.724.9200
Project Manager: Bryan Rieger, P.E.



Development Data Table: Preliminary Plan					
Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (P/Ns):	07-01-05-109-066, 07-01-05-109-067, 07-01-05-109-068, 07-01-05-301-017		j) Total Number of Residential Dwelling Units	41	units
b) Proposed land use(s):	Single Family Detached		i. Gross Density	2.54	du/acre
			ii. Net Density	3.03	Net Density
c) Total Property Size	16.1357897	Acres	k) Number of Single Family Dwelling Units	41	units
d) Total Lot Coverage (buildings and pavement)	231.759	Square feet	i. Gross Density	2.54	du/acre
	33%	Percent	ii. Net Density	3.03	Net Density
e) Open space / landscaping	471.136	Square feet	iii. Unit Square Footage (average)	3,000	square feet
	67%	Percent	iv. Bedroom Mix	0%	% 1 bdr
f) Land to be dedicated to the School District	0	Acres	v. Number of Single Family Corner Lots	0	units
g) Land to be dedicated to the Park District	0	Acres	vi. Number of Single Family Attached Dwelling Units	0	units
h) Number of parking spaces provided (individually accessible)	82	spaces	i. Gross Density	0.00	du/acre
i. surface parking lot perpendicular	0	spaces	ii. Net Density	0.00	Net Density
ii. parallel	0	spaces	iii. Unit Square Footage (average)	-	square feet
iii. angled	0	spaces	iv. Bedroom Mix	0%	% 1 bdr
iv. enclosed	82	spaces	90%	% 2 bdr	
v. bike racks	0	spaces	10%	% 3 bdr	
vi. handicapped	0	spaces	0%	% 4 bdr	
g) Number of buildings	0	units	m) Number of Multifamily Dwelling Units	0	units
i. Number of stories	2	stories	i. Gross Density	0.00	du/acre
ii. Building Square Footage (typical)	3,000	square feet	ii. Net Density	0.00	Net Density
iii. Square Footage of retail floor area	0	square feet	iii. Unit Square Footage (average)	-	square feet
iv. First Floor Building Square Footage (typical)	1,480	square feet	iv. Bedroom Mix	0%	Efficiency
			40%	% 1 bdr	
			50%	% 2 bdr	
			10%	% 3 bdr	

**PRELIMINARY PLAN
LAURELTON PLACE
PULTE HOMES**

AURORA

DRAWING NO. **1 OF 1**

NO.	DATE	DESCRIPTION
1	2/22/2019	REVISED PER CITY COMMENTS

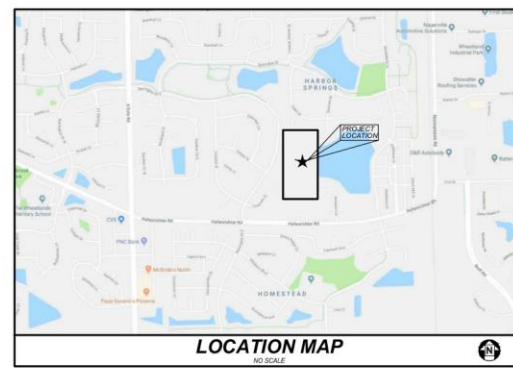
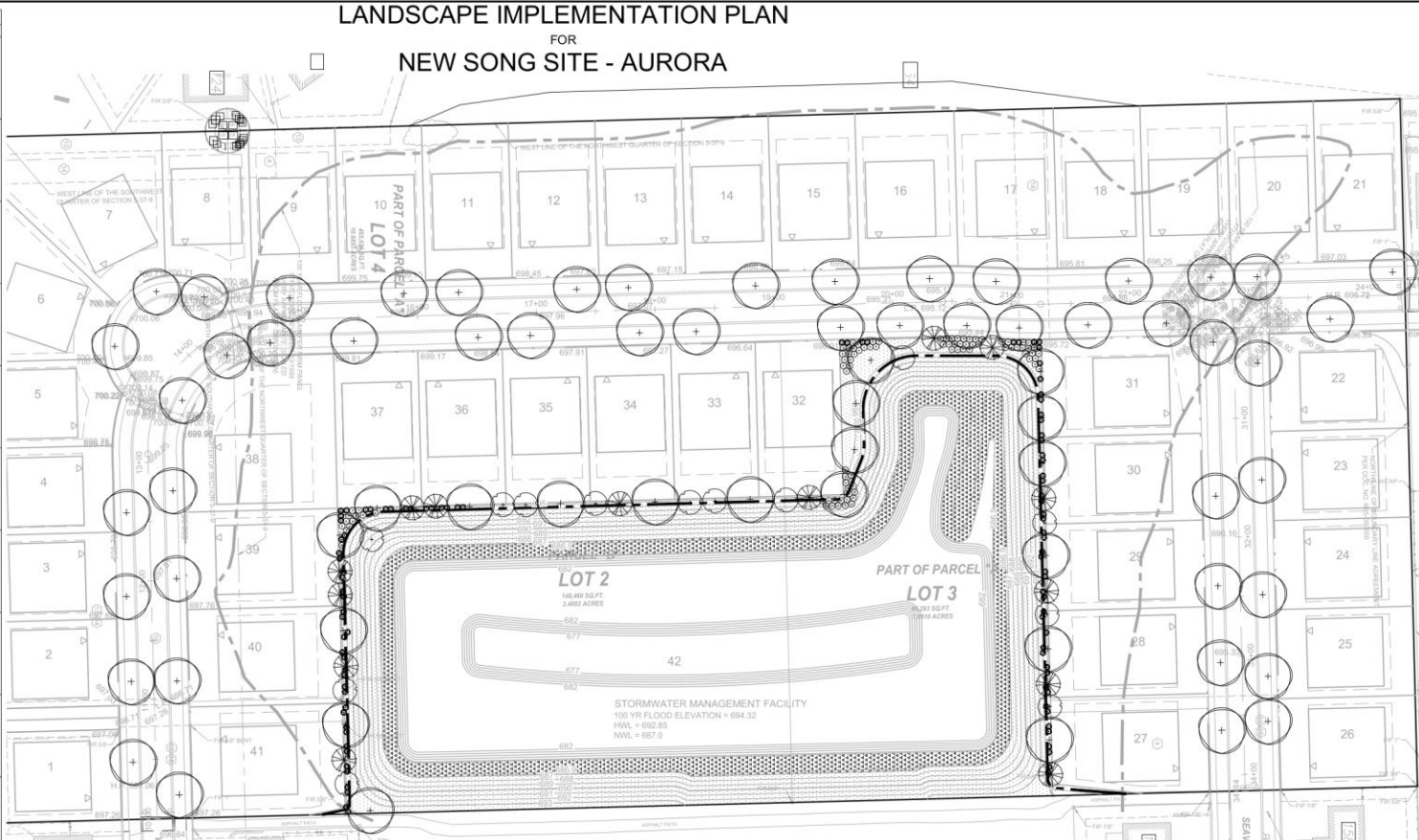
ORIGINAL ISSUE DATE: FEBRUARY 22, 2019
 PROJECT NO.: 18338
 PROJECT MANAGER: BR
 DESIGNED BY: MR
 DRAWN BY: DB

7325 Janes Avenue
 Woodridge, IL 60517
 630.724.9200 phone
 www.v3.com

LANDSCAPE IMPLEMENTATION PLAN

FOR NEW SONG SITE - AURORA

Landscape Data Table: Planting Material Key	
Note: Symbols are blackline for proposed gray-scale for existing	
Canopy Trees (minimum size 2.5 caliper) Count:	109
Evergreen Trees (minimum size 6 feet) Count:	14
Understory Trees (minimum size 2.5 caliper or 8 feet if multi-stemmed) Count:	13
Evergreen Shrubs (minimum of 18 inches) Count:	96
Deciduous Shrubs (minimum of 18 inches) Count:	89
Ornamental Grasses Count:	0
Perennials Count:	0
Annuals Count:	0
Groundcover Square Footage:	0
Turf (Seeded) Square Footage:	0
Turf (Sod) Square Footage:	0
Native Prairie Planting Square Footage:	60984
Native Wetland Planting Square Footage:	22651.2

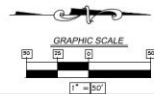


Landscape Implementation Data Table: Plant List by Category							
	QTY	Percent	SYM	BOTANICAL NAME (Family / Genus / Species)	COMMON NAME	SIZE	COMMENTS
Canopy Trees	27	25%		Fabaceae Gymnocladia dioica	Kentucky Coffeetree		
	27	25%		Fabaceae Quercus rubra	Red Oak		
	27	25%		Ginkgoaceae Ginkgo biloba	Kinako		
	28	26%		Malvaceae Tilia americana	American Century Linden		
	Total:	109	100%				
Evergreen Trees	5	36%		Pinaceae Picea pungens	Colorado Spruce		
	5	36%		Pinaceae Picea glauca 'Densata'	Black Hills Spruce		
	4	29%		Pinaceae Picea strobus	White Pine		
	0	0%					
Total:	14	100%					
Understory Trees	6	46%		Rosaceae Amelanchier x grandifolia	Autumn Brilliance Serviceberry		
	7	54%		Cornaceae Cornus mas	Golden Glory Cornelian Dogwood		
	0	0%					
	0	0%					
Total:	13	100%					
Deciduous Shrubs	22	25%		Caprifoliaceae Viburnum	Blue Muffin Viburnum		
	22	25%		Caprifoliaceae Viburnum	Mohican Viburnum		
	22	25%		Arcandiacae Rhus aromatica	Fragrant Sumac		
	23	26%		Rosaceae Spiraea betulifolia 'Tor'	Birchleaf Spirea		
Total:	89	100%					
Evergreen Shrubs	24	25%		Buxaceae Buxus microphylla	Wintergreen Boxwood		
	24	25%		Cupressaceae Juniperus chinensis 'Kaley'	Kaley Compact Juniper		
	24	25%		ressaceae Juniperus chinensis 'Sea Green'	Sea Green Juniper		
	24	25%		Taxaceae Taxus media 'Hicksii'	Hicks Yew		
Total:	96	100%					

Landscape Data Table: CTEs Provided			
	CTE Value	Count Provided	Total CTEs Provided
Canopy Trees	1	109	109
Evergreen Trees	1/3	14	5
Understory Trees	1/3	13	4
Deciduous Shrubs	1/20	89	4
Evergreen Shrubs	1/20	96	5
Total:		321	127

OWNER/DEVELOPER
Pulte Home Company, LLC
1900 East Golf Road, Suite 300
Schaumburg, Illinois 60173
847.230.5264
Contact: David M. Cumming, P.E.

ENGINEER
V3 Companies, Ltd.
7325 James Avenue
Woodridge, Illinois 60517
630.724.9200
Project Manager: Bryan Rieger, P.E.
brieger@v3co.com
Project Engineer: Matt Brolley, P.E.
mbrolley@v3co.com



LANDSCAPE IMPLEMENTATION PLAN	REVISIONS
NEW SONG SITE	ILLINOIS
PULTE HOMES	AURORA
DRAWING NO.	L1.0

New Song Highlands - Hilltop



HR1C



HR2G



HR2H



HR3S

New Song Highlands - Greenfield



HR1A



HR1B



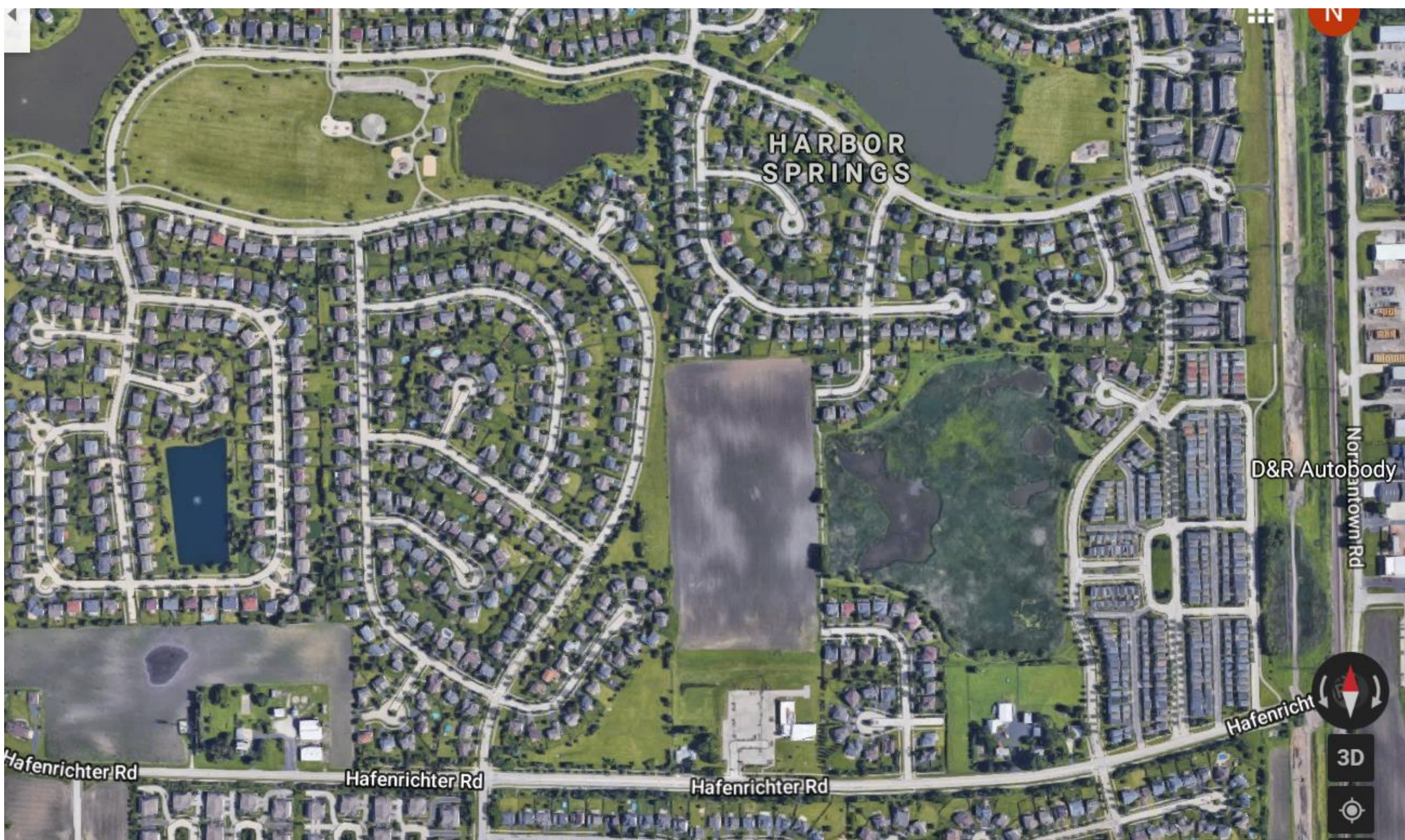
HR2G

Laurelton Place

Presented by:

Russell G. Whitaker III

127 Aurora Avenue, Naperville, Illinois



HARBOR
SPRINGS

D&R Autobody

Northtown Rd

Hafenrichter Rd

Hafenrichter Rd

Hafenrichter Rd

Hafenrichter

3D

Location pin icon



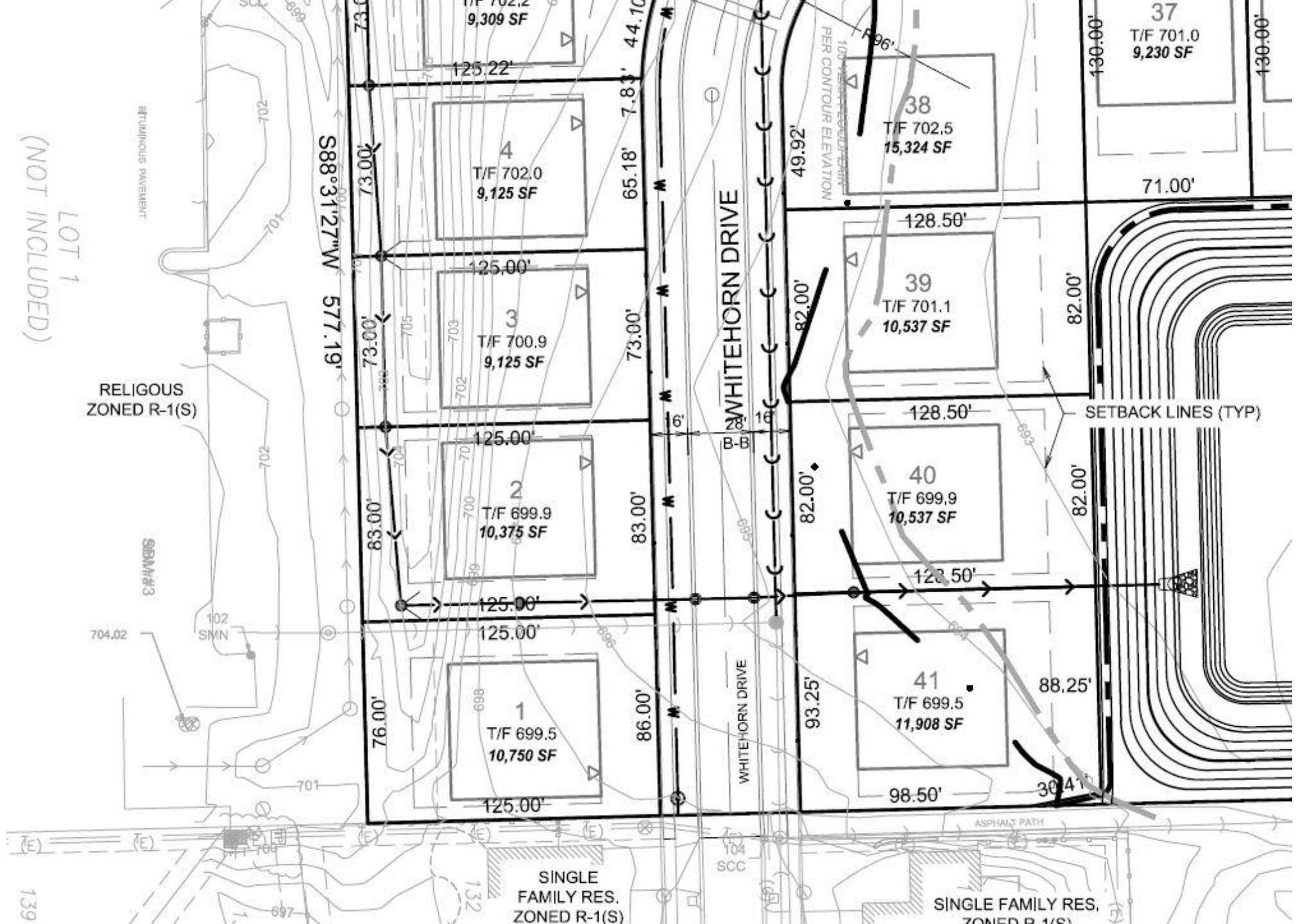
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Location pin icon

Location pin icon

Description		Value	Unit	Description		Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 07-01-05-109-066, 07-01-05-109-067, 07-01-05-109-068, 07-01-05-301-017			j) Total Number of Residential Dwelling Units		41	units	
			i. Gross Density		2.54	du/acre	
			ii. Net Density		3.03	Net Density	
			k) Number of Single Family Dwelling Units		41	units	
b) Proposed land use(s): Single Family Detached			i. Gross Density		2.54	du/acre	
			ii. Net Density		3.03	Net Density	
			iii. Unit Square Footage (average)		3,000	square feet	
c) Total Property Size		16.1357897	Acres	iv. Bedroom Mix		0%	% 1 bdr
		702,875	Square feet			0%	% 2 bdr
d) Total Lot Coverage (buildings and pavement)		231,739	Square feet			20%	% 3 bdr
		33%	Percent			80%	% 4 bdr
e) Open space / landscaping		471,136	Square feet	v. Number of Single Family Corner Lots		0	units
		67%	Percent	l) Number of Single Family Attached Dwelling Units		0	units
f) Land to be dedicated to the School District		0	Acres	i. Gross Density		0.00	du/acre
g) Land to be dedicated to the Park District		0	Acres	ii. Net Density		0.00	Net Density
h) Number of parking spaces provided (individually accessible)		82	spaces	iii. Unit Square Footage (average)		-	square feet
i. surface parking lot		0	spaces	iv. Bedroom Mix		0%	% 1 bdr
<i>perpendicular</i>		0	spaces			90%	% 2 bdr
<i>parallel</i>		0	spaces			10%	% 3 bdr
<i>angled</i>		0	spaces			0%	% 4 bdr
<i>handicapped</i>		0	spaces	m) Number of Multifamily Dwelling Units		0	units
ii. enclosed		82	spaces	i. Gross Density		0.00	du/acre
iii. bike		0	racks	ii. Net Density		0.00	Net Density
i) Number of buildings		0		iii. Unit Square Footage (average)		-	square feet
i. Number of stories		2	stories	iv. Bedroom Mix		0%	Efficiency
ii. Building Square Footage (typical)		3,000	square feet			40%	% 1 bdr
iii. Square Footage of retail floor area		0	square feet			50%	% 2 bdr
iv. First Floor Building Square Footage (typical)		1,480	Square feet			10%	% 3 bdr

LOT 1
(NOT INCLUDED)



PLAT OF VACATION
FOR
NEW SONG, AURORA, IL

BASIS OF BEARINGS
THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) AND 43 NORTH ZONE (2011 ILLINOIS EARTH WITH PROJECT ORIGIN AT LATITUDE 41-45-18.118 N LONGITUDE 88-15-18.118 W ELLIPSOIDAL HEIGHT 584.028 MFT SPCS NO SCALE FACTOR 1.0000027 ALL MEASUREMENTS ARE ON THE GROUND.

P.L.N.
07-01-05-109-068
07-01-05-109-067
07-01-05-109-066



CITY ENGINEER CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF KANE)
I, THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF AURORA, KANE/DUPAGE COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THIS DOCUMENT IS APPROVED UNDER MY OFFICE THIS _____ DAY OF _____ A.D. 20____.

CITY ENGINEER
PLEASE TYPE/PRINT NAME

CITY COUNCIL CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF KANE)
APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE CITY COUNCIL OF THE CITY OF AURORA, PURSUANT TO RESOLUTION NO. _____.

BY: MAYOR
ATTEST: CITY CLERK

CITY CLERK'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF KANE)
THIS IS TO CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE VACATION DEPICTED HEREON, AND HAS BEEN ACCEPTED BY ORDINANCE NO. _____ A PROPER ORDINANCE ADOPTED BY THE AURORA CITY COUNCIL ON _____.

CITY CLERK

FRANCHISE CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF KANE)
THE UNDERSIGNED HEREBY CERTIFY THAT THERE ARE NO EXISTING FACILITIES WITHIN SUBJECT RIGHT OF WAY AND FURTHER CERTIFY AS AGENT FOR THEIR RESPECTIVE UTILITY, ALL RIGHTS AND EASEMENTS CURRENTLY EXISTING WITHIN SAID RIGHT OF WAY ARE HEREBY RELINQUISHED AND VACATED AND ABROGATED.

NOTOR: THIS _____ DAY OF _____ A.D. 20____

ATTEST: THIS _____ DAY OF _____ A.D. 20____

COMMONWEALTH EDITION: THIS _____ DAY OF _____ A.D. 20____

CONTACT: THIS _____ DAY OF _____ A.D. 20____

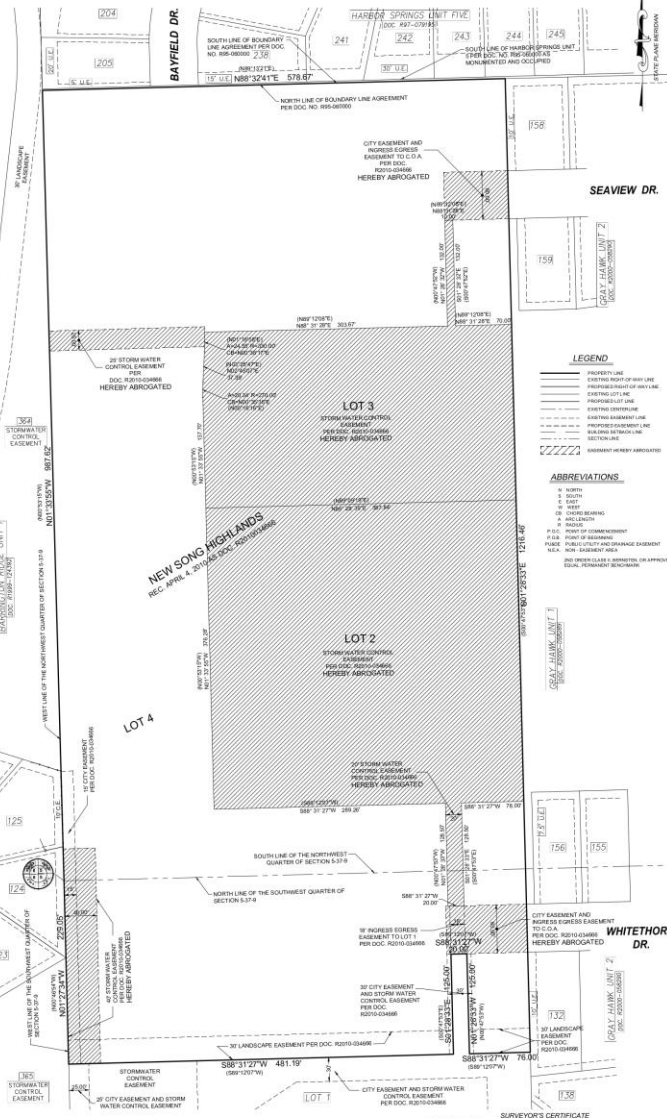
WILL COUNTY CLERK'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF WILL)
I, THE UNDERSIGNED, AS COUNTY CLERK OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO SPECIAL OR FORECLOSED TAXES, AND NO DELINQUENT SALES TAXES AGAINST ANY OF THE LAND DEPICTED HEREON. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT DEPICTED HEREON.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT ILLINOIS, THIS _____ DAY OF _____ A.D. 20____.

COUNTY CLERK
PLEASE TYPE/PRINT NAME

WILL COUNTY RECORDER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF WILL)
I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR COUNTY OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COUNTY ILLINOIS, ON _____ AT _____ O'CLOCK _____ M.

RECORDER OF DEEDS
PLEASE TYPE/PRINT NAME



- LEGEND**
- PROPERTY LINE
 - EXISTING RIGHT OF WAY LINE
 - PROPOSED RIGHT OF WAY LINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE

- ABBREVIATIONS**
- S. SURVEY
 - S. SURVEY
 - S. SURVEY
 - S. SURVEY
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 - S. SURVEY

SURVEYOR'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE)
THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN LICENSED PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT WAS PREPARED FOR THE PURPOSE OF VACATING AND ABROGATING SAID PROPERTY FOR PURPOSES STATED HEREON, AND THAT THIS PLAT OF VACATION ACCURATELY REFLECTS SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL, THE 16TH DAY OF FEBRUARY, A.D. 2016.
CHRISTOPHER E. BARTOZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 06-3988
MY LICENSE EXPIRES ON NOVEMBER 30, 2022
I DO HEREBY CERTIFY TO PROFESSIONAL DESIGNER NO. 040000000
THIS DOCUMENT NUMBER EXPIRES APRIL 30, 2021
04000000000000000000

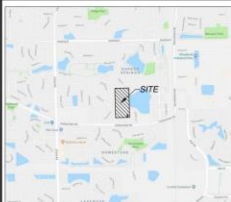
Engineers: 7325 James Avenue, Suite 100, Woodridge, IL 60517
Scientists: 630 724 5300 voice, 630 724 0386 fax
Surveyors: v300.com

PREPARED FOR: PULTE HOME CORPORATION
1900 E. GOLF ROAD, SUITE 300
SCHMENBERG, IL 60173
847-230-5400

NO.	DATE	REVISIONS

PLAT OF VACATION
NEW SONG, AURORA, IL

Project No: 18838
Group No: VP10.1
SHEET No: 1 of 1

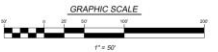


**PLAT OF ABROGATION
FOR
NEW SONG, AURORA, IL**

PART OF THE WEST HALF OF FRACTIONAL SECTION 18, TOWNSHIP 37 NORTH,
RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

BASIS OF BEARINGS
THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) ZONE 1601 ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE: 41.81819191 N, LONGITUDE: 88.12511111 W, ELLIPSOIDAL HEIGHT: 598.453 817, GROUND SCALE FACTOR: 1.00000127. ALL MEASUREMENTS ARE ON THE GROUND.

P.L.N.
07-01-05-109-068
07-01-05-109-067
07-01-05-109-066



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE (LOT 1)
STATE OF ILLINOIS)
COUNTY OF) 155
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THIS PLAN AND HAS CAUSED THE SAME TO BE ABROGATED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH.
DATED THIS ___ DAY OF ___, A.D. _____.
OWNER(S)

NOTARY'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF) 155
I HEREBY CERTIFY THAT WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE BE KNOWN TO ME AS SUCH OWNER(S).
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ___ DAY OF ___, A.D. _____.
NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____
SEAL

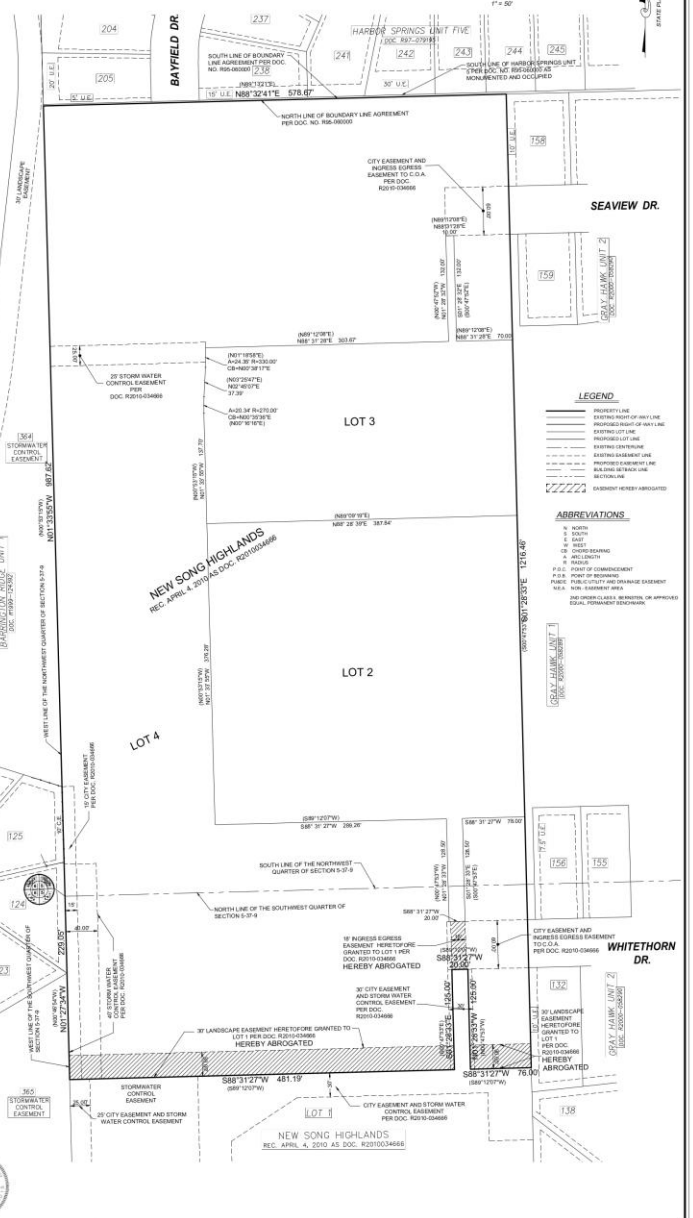
OWNER'S CERTIFICATE (LOT 2)
STATE OF ILLINOIS)
COUNTY OF) 155
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THIS PLAN AND HAS CAUSED THE SAME TO BE ABROGATED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH.
DATED THIS ___ DAY OF ___, A.D. _____.
OWNER(S)

NOTARY'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF) 155
I HEREBY CERTIFY THAT WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE BE KNOWN TO ME AS SUCH OWNER(S).
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ___ DAY OF ___, A.D. _____.
NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____
SEAL

WILL COUNTY CLERK'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF) 155
I, THE UNDERSIGNED, AS COUNTY CLERK OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO LIENS OR UNPAID TAXES, AND NO DISCONTINUED TAX SALES AGAINST ANY OF THE LAND DESCRIBED HEREON. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL DELINQUENT FEES IN CONNECTION WITH THE LAND DESCRIBED HEREON.
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT ILLINOIS, THIS ___ DAY OF ___, A.D. 20__.
COUNTY CLERK: _____
PLEASE TYPE PRINT NAME

WILL COUNTY RECORDER'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF) 155
I, THE UNDERSIGNED, AS THE RECORDER OF DEEDS FOR COUNTY DO HEREBY CERTIFY THAT INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COUNTY, ILLINOIS, ON THE ___ DAY OF ___, A.D. 20__ AT ____ O'CLOCK __ M.
RECORDER OF DEEDS: _____
PLEASE TYPE PRINT NAME

SURVEYOR'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF) 155
THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN LICENSED PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE ABOVE-DESCIBED PROPERTY, AND THAT THIS PLAN WAS PREPARED FOR THE PURPOSE OF VOUCHER AND PROPERTY FOR PURPOSES STATED HEREON, AND THAT THE PLAN OF ABROGATION ACCURATELY REFLECTS LAND SURVEY.
GIVEN UNDER MY HAND AND SEAL THIS 15TH DAY OF FEBRUARY, A.D. 2021.
Christopher D. Bartosz
CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 36139
MY LICENSE EXPIRES ON NOVEMBER 30, 2023
VO COMPANY, LTD. PROFESSIONAL DESIGN FIRM NO. 1846006
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2021.
bartoszcd@tnt.com



Engineers: 7325 James Avenue, Suite 100, Woodridge, IL 60517; 630.724.5300; 630.724.5388; suneyaya@vcom.com

PREPARED FOR: PULTE HOME CORPORATION, 1900 E. GOLF ROAD, SUITE 300, SCHMIDGALL, IL 60173, 847.230.5400

NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION

PLAT OF ABROGATION
NEW SONG, AURORA, IL

Project No: 18338
Group No: VP102

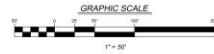
DRAWING COMPLETED: 02-15-21; CHECKED BY: CDB; SCALE: 1" = 20'

SHEET NO. 1 of 1

PRELIMINARY PLAT
FOR
LAURELTON PLACE

PART OF THE WEST HALF OF FRACTIONAL SECTION 31, TOWNSHIP 31 NORTH,
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

CITY RESOLUTION: _____ PASSES ON: _____



AREA

LOTS 1-42	860,750 SQ. FT.	13,537.8 ACRES
P.L.O. W.	113,167 SQ. FT.	2,088 ACRES
TOTAL	747,583 SQ. FT.	16,158 ACRES

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) ZONE 18J. THE STATE PLANE COORDINATE SYSTEM (SPCS) ZONE 18J IS LOCATED EAST WITH PROJECT ORIGIN AT LATITUDE 41-43-00 NORTH, LONGITUDE 89-43-30 WEST AND UTM ZONE 18J. UTM ZONE 18J IS USED FOR ALL MEASUREMENTS ON THE GROUND.

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

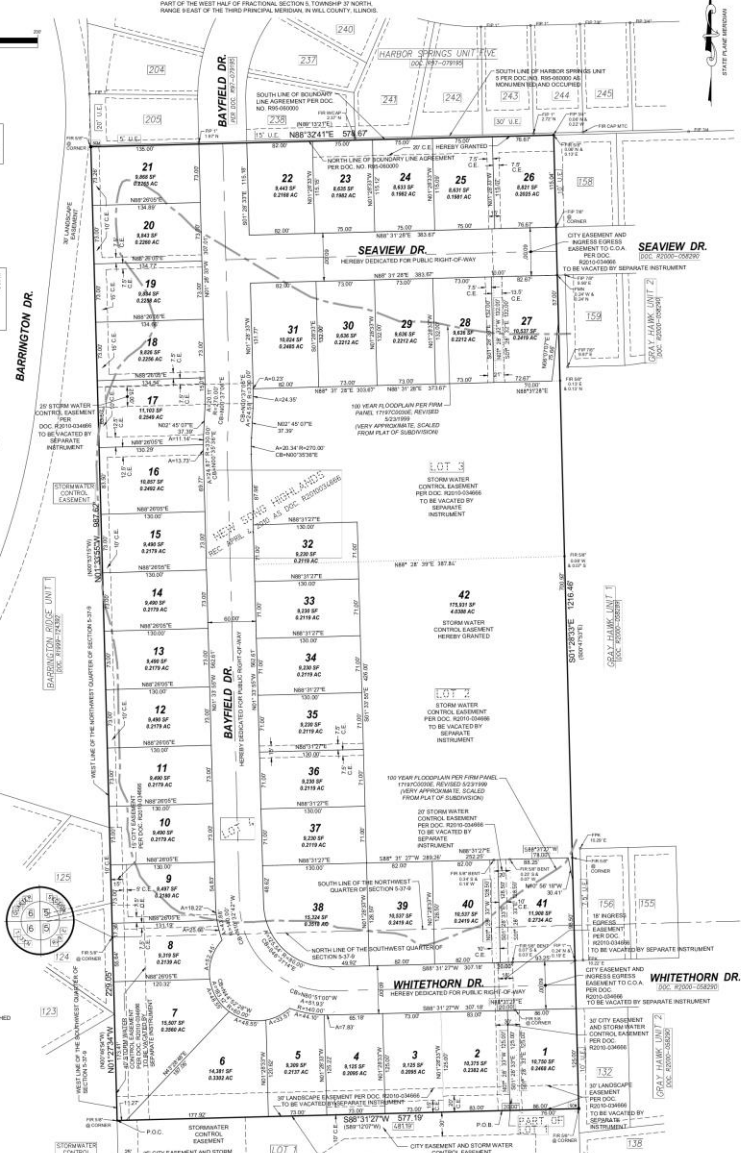
ENGINEER/SURVEYOR
V3 Companies of Illinois, Ltd.
7325 Janes Avenue
Woodridge, IL 60517
630-724-9200
Project Manager: Chris Bartosz
cbartosz@v3co.com

- LEGEND**
- SUBDIVISION LINE
 - EXISTING RIGHT-OF-WAY LINE
 - UNDERLYING LOT LINE
 - LOT LINE HEREBY ESTABLISHED
 - EXISTING EASEMENT LINE
 - EASEMENT LINE HEREBY ESTABLISHED
 - BOUNDARY SETBACK LINE HEREBY ESTABLISHED
 - SECTION LINE
 - B.M. SET CONCRETE MONUMENT
 - F.P. FOUND IRON PIPE

- ABBREVIATIONS**
- N. NORTH
 - S. SOUTH
 - E. EAST
 - W. WEST
 - CB. CHORD BEARING
 - A. AREA
 - R. RADIUS
 - L.E. LIFT EASEMENT
 - A.E. ACCESS EASEMENT
 - C.E. CITY EASEMENT
 - (REC.) RECORD DATUM

NOTES

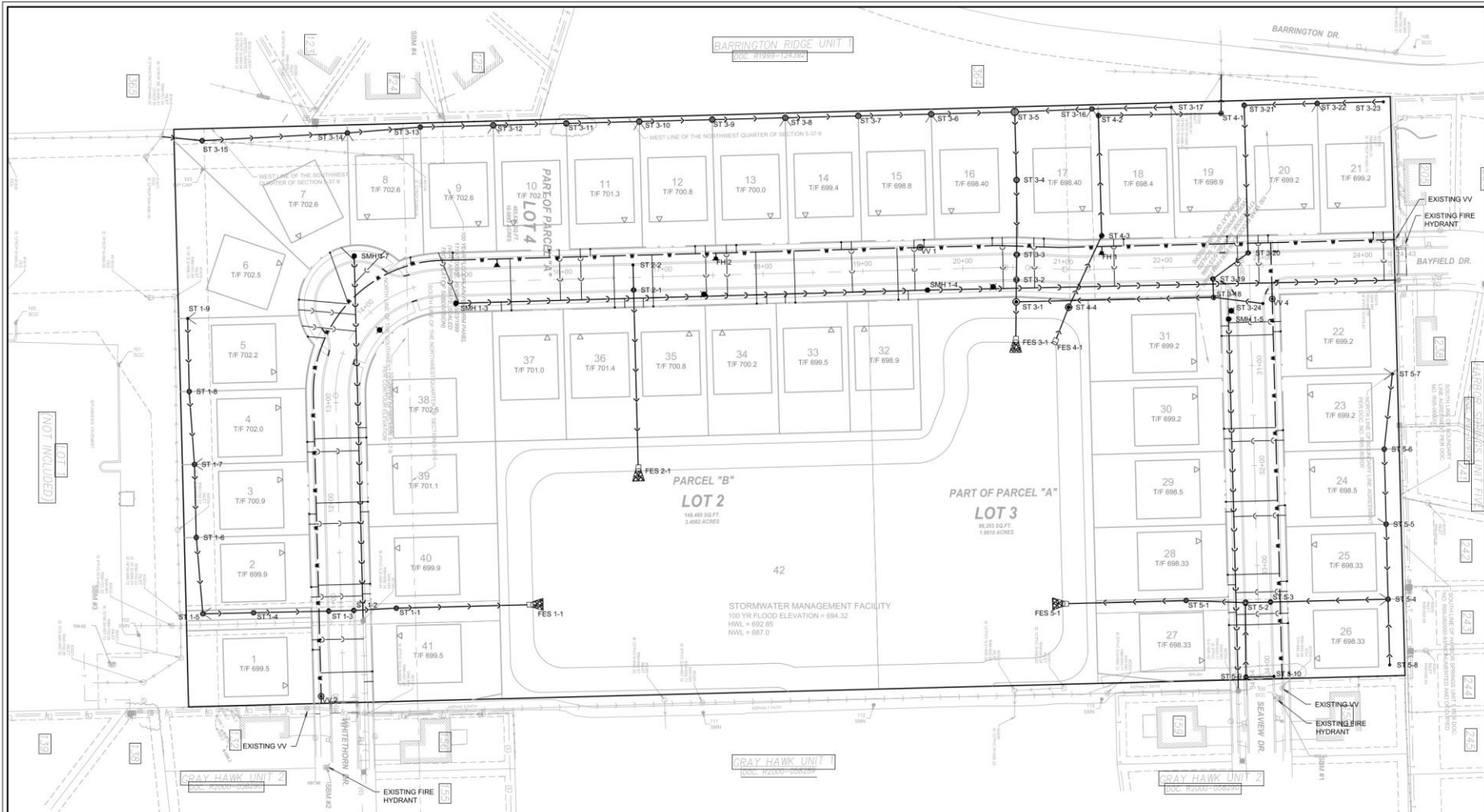
- SUBDIVISION LOTS AND EXTERIOR BOUNDARY CORNERS SHALL BE MONUMENTED WITH 4" BROWN IRON PIPE PLASTIC CAPS. UNLESS SHOWN OTHERWISE BY CHANGES, 8" BY 8" CAST IRON AND LOCAL SUBDIVISION CONTROL ORDINANCES WITHIN 12 MONTHS OF RECORDATION OF THIS PLAT.
- UNLESS OTHERWISE NOTED OR SHOWN HERETOON, ALL EASEMENTS ARE HEREBY GRANTED PER THIS DOCUMENT.



DEVELOPMENT DATA TABLE: PRELIMINARY PLAT

DESCRIPTION	VALUE	UNIT
ALTAIR/ARCIS/IDENTIFICATION NUMBER(S) (P.L.O.)	0210-00-000-000	
0210-00-000-000	41-42-10-000	0210-00-000-000
RESUBDIVIDED AREA	16.158	ACRES
PROPOSED NEW RIGHT-OF-WAY	2,088	SQUARE FEET
PROPOSED NEW EASEMENTS	113,167	SQUARE FEET
PROPOSED NEW EASEMENTS	8,868	ACRES
PROPOSED NEW EASEMENTS	307,207	SQUARE FEET

Engineers: 7325 Janes Avenue, Suite 100 Woodridge, IL 60517 Surveyors: 630-724-9200 www.v3co.com	PREPARED FOR: PULTE HOME COMPANY, LLC 1900 E. GOLF ROAD, SUITE 300 SCHAUMBURG, IL 60173 847-230-5400	NO. DATE REVISION 1 10-11-19 REVISED PER CITY COMMENTS	PRELIMINARY PLAT LAURELTON PLACE, AURORA, IL	Project No: 18338 Order No: VP04.2
	DRAWING COMPLETED: 10-11-19 FILED/WORK COMPLETED: N/A	DRAWN BY: SPK CHECKED BY: CDB	PROJECT MANAGER: CDB SCALE: 1" = 20'	SHEET NO. 1 of 1



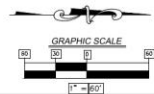
NOT INCLUDED

NOTES:

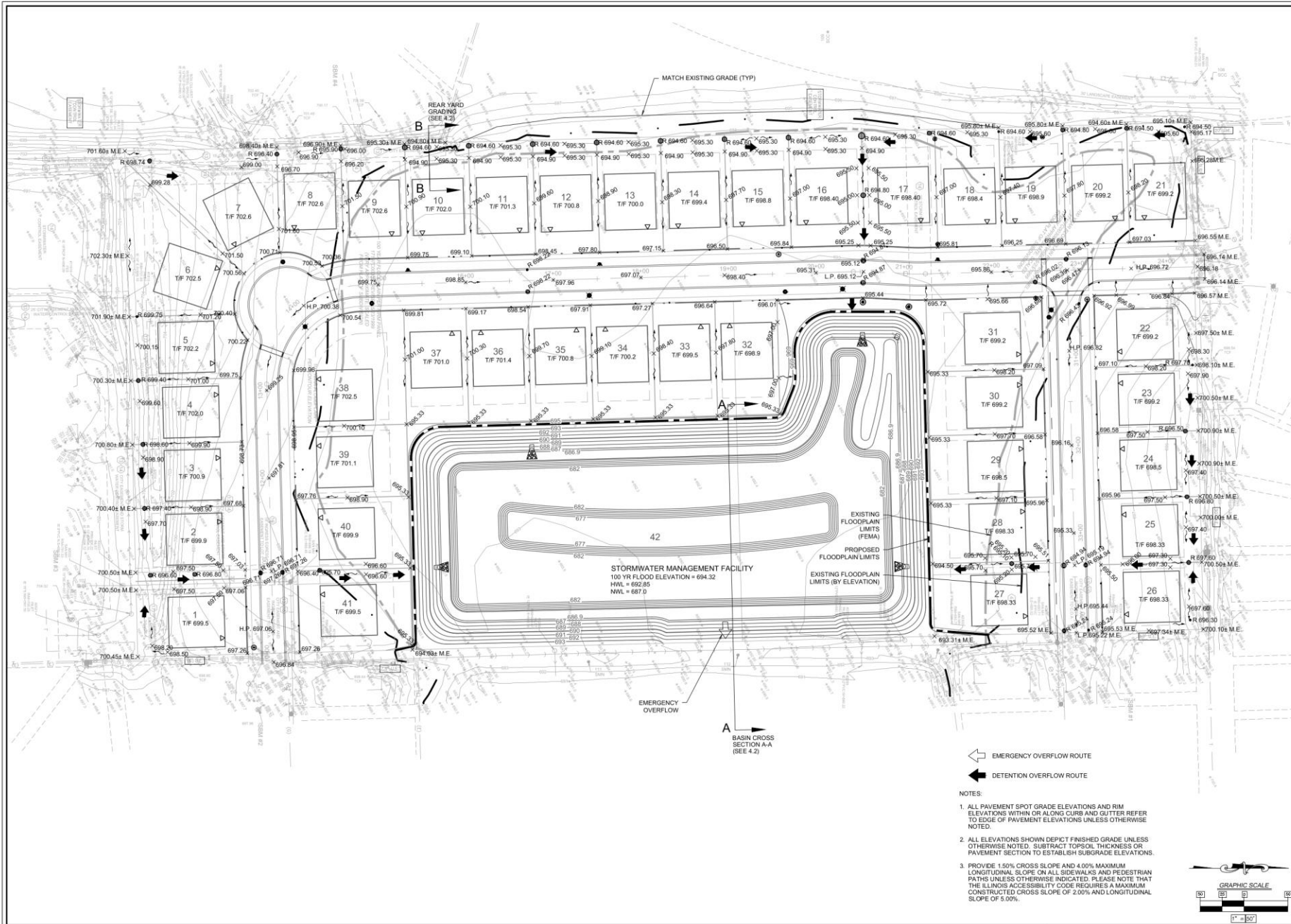
- CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
- UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 WITH TYPE D LID OR APPROVED EQUAL, AND FRAME AND CLOSED LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. FRAME AND OPEN LID STORM STRUCTURES IN OPEN SPACE SHALL BE R-4300-B OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS. FRAME AND CLOSED LID STORM STRUCTURES LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE "NEENAH R-1772 WITH TYPE C LID (OR EQUIVALENT) WITH PERMA-GRIP SURFACE, DRILL 1" - 1" DIAMETER LIFT HOLE INSTEAD OF A STANDARD PICK HOLE."
- LIGHT POLES SHOWN FOR COORDINATION OR LOCATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE PLANS BY SITE LIGHTING CONSULTANT FOR SITE LIGHTING INFORMATION.
- FOR LOTS THAT DO NOT BACK TO PROPOSED DETENTION FACILITY, PROVIDE 6" DIAMETER SUMP CONNECTION AT REAR STORM STRUCTURE AS SHOWN.

LEGEND

- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED STORM INLET
- PROPOSED CURB INLET
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE IN VAULT
- PROPOSED GATE VALVE IN BOX
- PROPOSED LIGHT POLE STANDARD



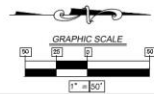
UTILITY PLAN		ORIGINAL ISSUE DATE: FEBRUARY 22, 2019	REVISIONS
NEW SONG SITE		PROJECT NO: 18338	NO. DATE
PULTE HOMES		PROJECT MANAGER: BR	DESCRIPTION
AURORA		DESIGNED BY: AMB	
		CHECKED BY: AMB	
		DATE: 02/22/19	
		ILLINOIS	
		DRAWING NO:	
7335 James Avenue Woodridge, IL 60517 830.224.9200 phone www.vista.com		5.0	




- ← EMERGENCY OVERFLOW ROUTE
- ← DETENTION OVERFLOW ROUTE

NOTES:

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SURFACE ELEVATIONS.
3. PROVIDE 1.5% CROSS SLOPE AND 4.0% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%.



GRADING PLAN NEW SONG SITE PULTE HOMES AURORA, ILLINOIS		PROJECT NO:	18338	ORIGINAL ISSUE DATE:	FEBRUARY 22, 2019
		PROJECT MANAGER:	BR	DATE:	
 7335 Janss Avenue Woodridge, IL 60517 830.724.9200 phone www.v3inc.com		DESIGNED BY:	MB	REVISIONS	
		CHECKED BY:	DB	NO.	DATE
DRAWING NO:		4.0			

Community Sign (on Church Property – Option 1)



Community Sign (on Church Property – Option 2)



Community Sign (on Church Property)

Version 1 – Before Grand Opening



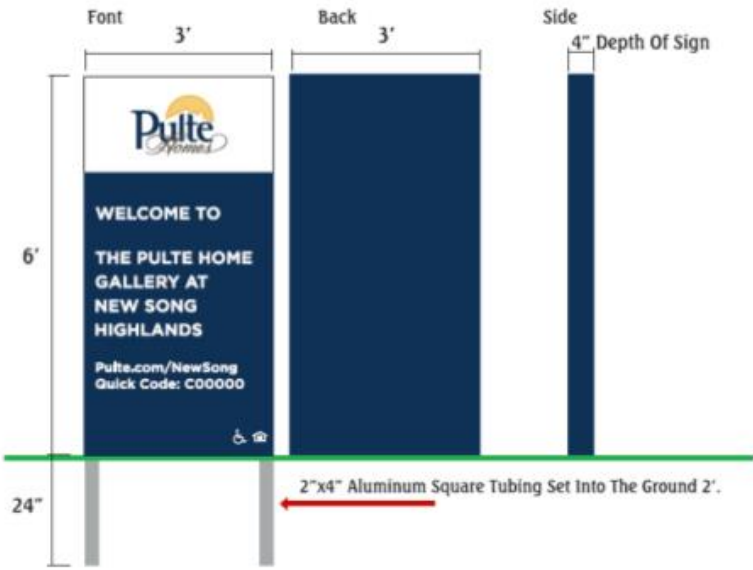
6'x8' Double Sided Informational Billboard.
 3/8" MDO Painted Ronan Dark Blue w/White, Duranodic Bronze & Digital Vinyl.
 MDO Mounted To 2 White Wooden 4"x6" Post & White Wooden Toppers.
 Qty: 1

Version 2 – After Grand Opening



6'x8' Double Sided Informational Billboard.
 3/8" MDO Painted Ronan Dark Blue w/White, Duranodic Bronze & Digital Vinyl.
 MDO Mounted To 2 White Wooden 4"x6" Post & White Wooden Toppers.
 Qty: 1

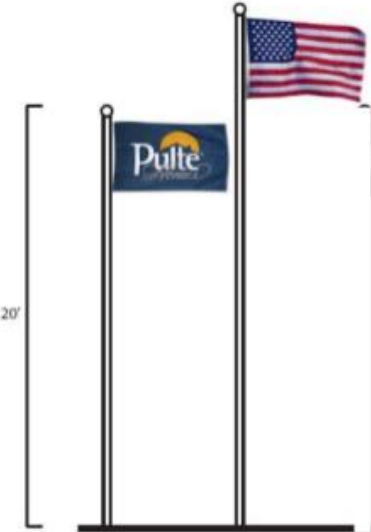
Model Signage – Homesite 39



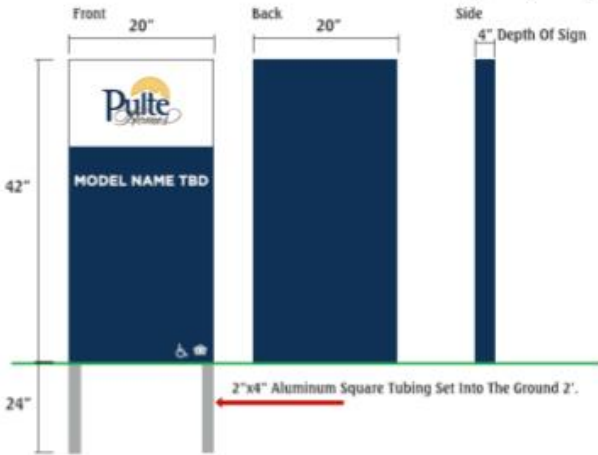
6'x3' Custom Made Aluminum Box Sign w/Aluminum Square Tubing Frame. Sign Is 4" Deep w/Front, Back & Side Faces Made Out Of .063 Aluminum Painted PMS 540. White Vinyl Lettering & Digitally Printed Logo To The Front. Back Of Sign Is Blank.



Model Signage – Homesite 39 (Cont)



One 25' flagpole with American flag and one 20' flagpole with the Pulte flag



42"x20" Custom Made Aluminum Box Sign w/Aluminum Square Tubing Frame. Sign is 4" Deep w/Front, Back & Side Faces Made Out Of .063 Aluminum Painted PMS 540. White Vinyl Lettering & Digitally Printed Logo To The Front. Back Of Sign Is Blank.

Parking Signage – Homesite 38



42"x20" Custom Made Aluminum Box Sign w/Aluminum Square Tubing Frame. Sign is 4" Deep w/Front, Back & Side Faces Made Out Of .063 Aluminum Painted PMS 540. White Vinyl Lettering & Digitally Printed Logo To The Front & Back.



18"x12" Single Sided .060 Aluminum w/Digitally Printed Faces To Match Pulte's Colors & Laminated. Mounted To 8' Black U-channel Post. (2 Feet Of The Post Will Be In The Ground To Make The Signs 6' Off Of The Ground.) Qty: 4



New Song Highlands - Westchester



HR1C



HR1B



HR2M



HR3S

New Song Highlands - Riverton



HR1C



HR1A



HR2G



HR2M