



Meadow Ridge

Presented by:

Russell G. Whitaker III

127 Aurora Avenue, Naperville, Illinois



Legend
Untitled Polygon



Includes already approved, under construction, and new recommendations

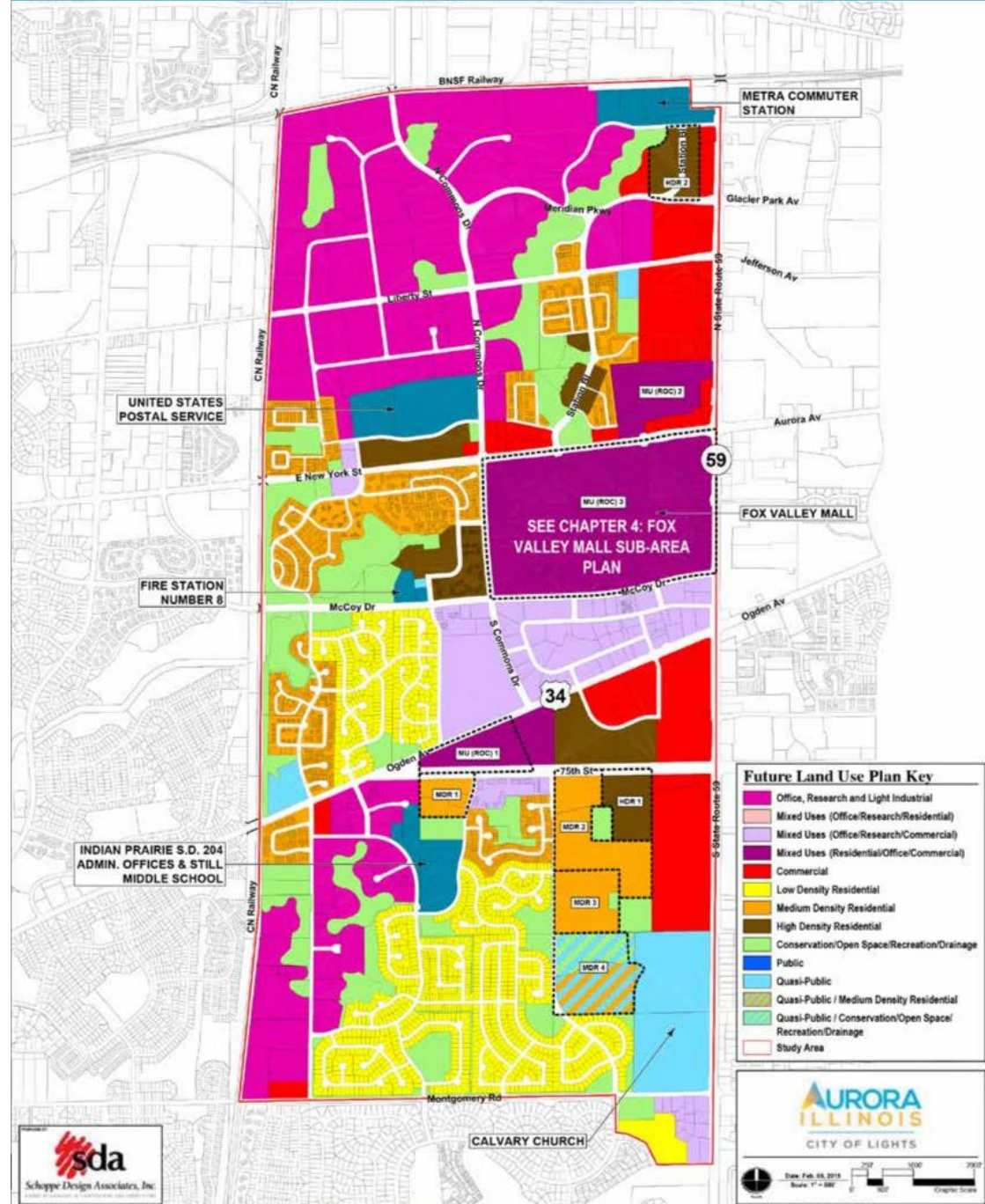
DEVELOPMENTS

- 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

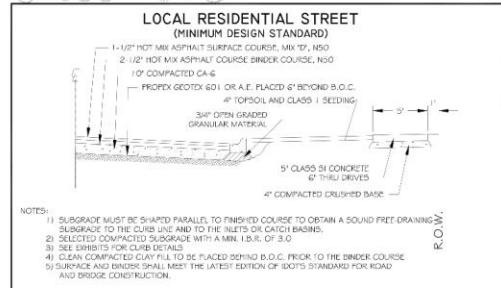
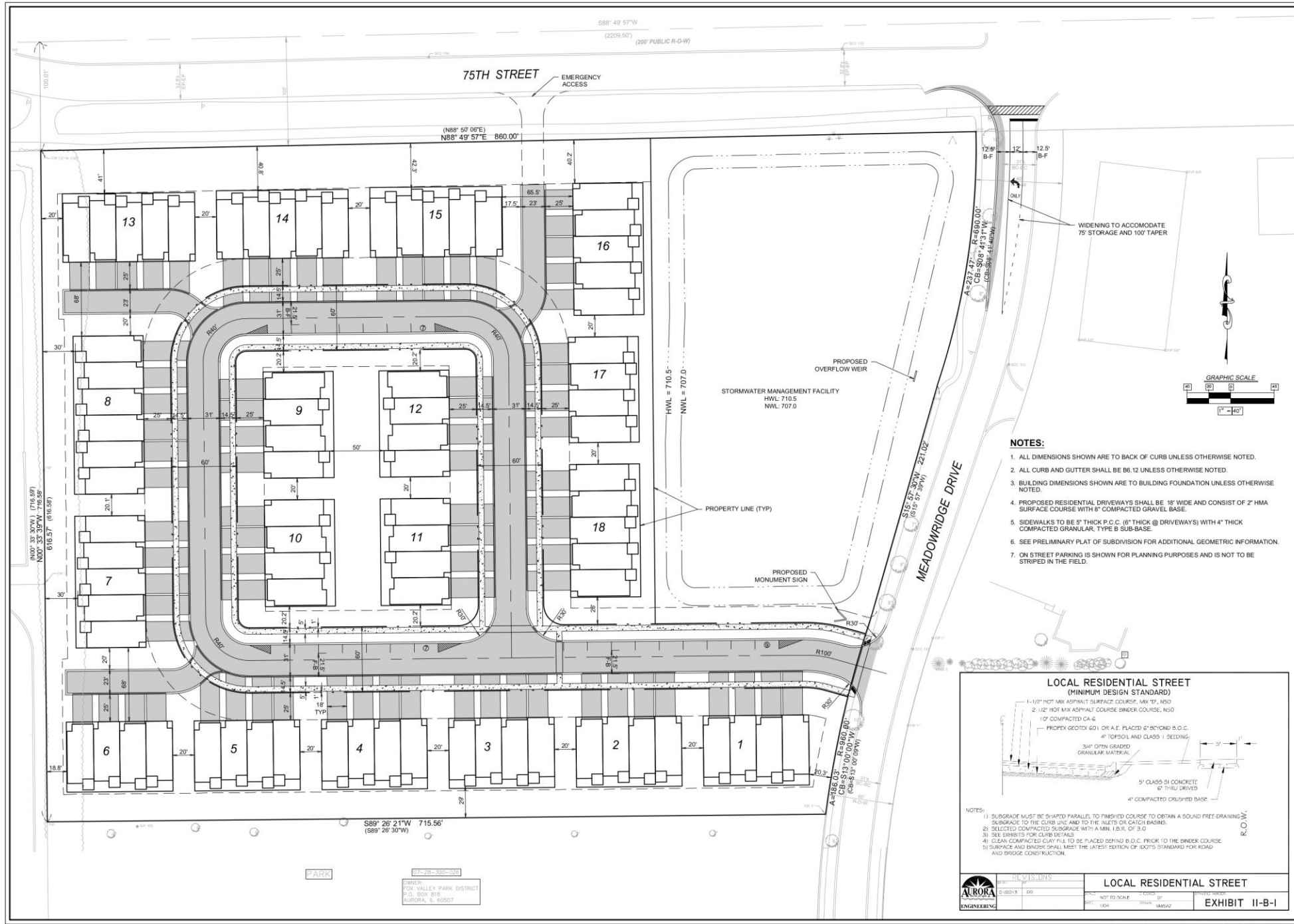
- COMMERCIAL
- MIXED-USE
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- POTENTIAL PARK SITE

FUTURE LAND USE PLAN - PLANNED RESIDENTIAL



AURORA ILLINOIS
CITY OF LIGHTS

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



		LOCAL RESIDENTIAL STREET	
DATE: 05/03/19	SCALE: NOT TO SCALE	PROJECT: MEADOWRIDGE	DRAWING NO: EXHIBIT II-B-1

PRELIMINARY LAYOUT PLAN MEADOWRIDGE		ILLINOIS AURORA	
PROJECT NO: 15105-15105-PUL2 DATE: 05/03/19 PROJECT MANAGER: DLG DESIGNED BY: MB DRAWN BY: DB	ORIGINAL ISSUE DATE: 09/12/2019 DATE: 05-03-19 DESCRIPTION: REVISED PEEL CITY REVIEW	REVISIONS	DESCRIPTION
NO.	DATE	DESCRIPTION	
1	05-03-19	REVISED PEEL CITY REVIEW	

7325 Jarex Avenue
 Aurora, IL 60502
 630.724.9300
 www.a330.com

DRAWING NO: **1.0**

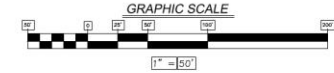
LEGAL DESCRIPTION

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, 2009.00 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, THENCE SOUTH 00 DEGREES 33 MINUTES 30 SECONDS EAST, 716.58 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 00 DEGREES 33 MINUTES 30 SECONDS WEST 616.58 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 899-161467 (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 09 DEGREES 41 MINUTES 40 SECONDS WEST, THENCE SOUTH 15 DEGREES 57 MINUTES 39 SECONDS WEST, 221.02 FEET, THENCE SOUTHERLY, 186.03 FEET ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 860.00 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 13 DEGREES 00 MINUTES 09 SECONDS WEST, THENCE SOUTH 89 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
- P.U.A.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- (0.00) RECORD DATUM
- 0.00' CALCULATED DATUM
- CONCRETE MONUMENT (NONE EXISTING)

OWNER

DJH Aurora, LLC,
One Oakbrook Terrace, Suite 600
Oakbrook Terrace, Illinois 60061
630.932.1234
Contact: Dennis Hoffman

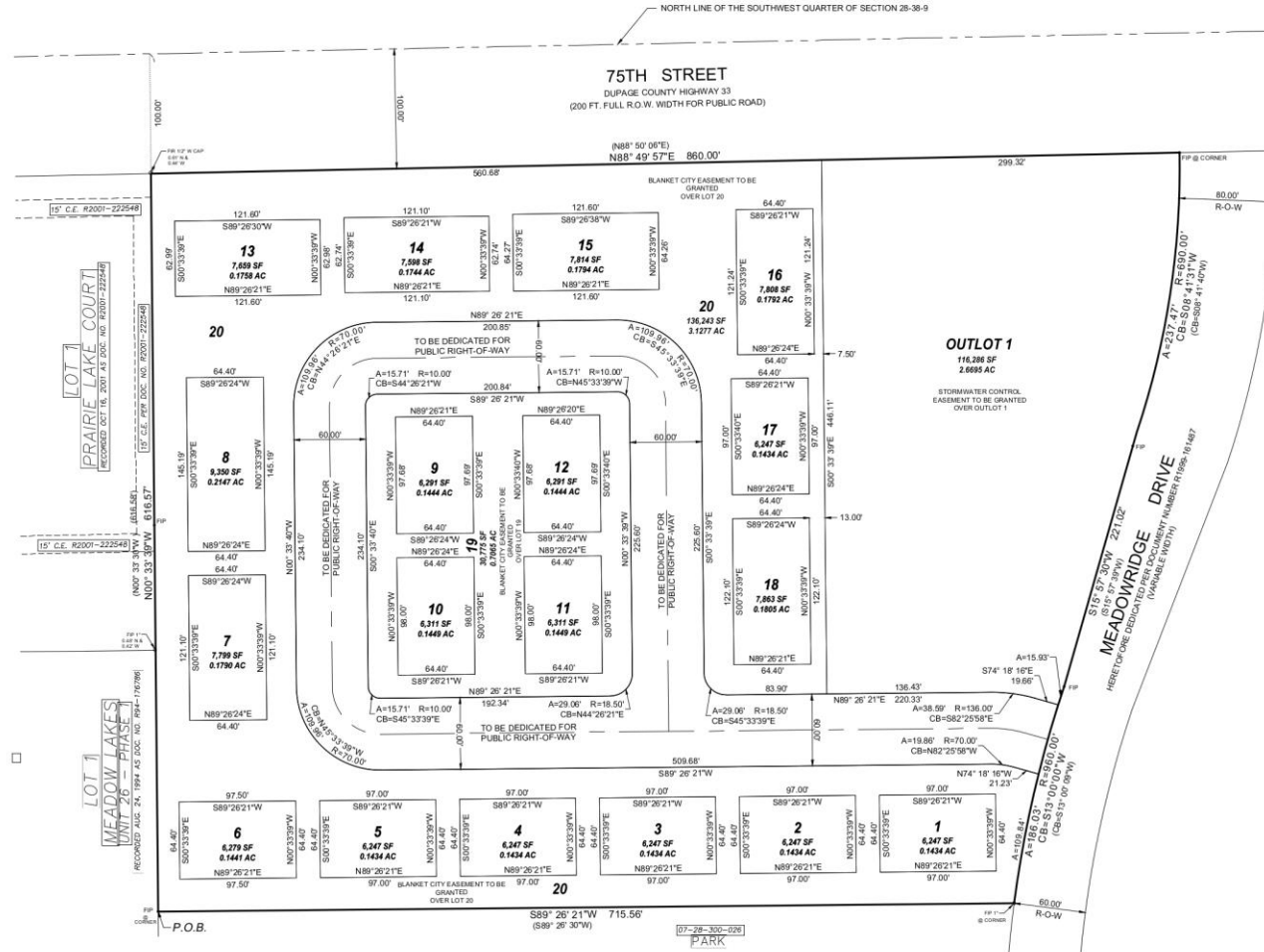
DEVELOPER

Pulte Home Company, LLC
a Michigan Limited Liability Company
1500 East Golf Road, Suite 300
Schaumburg, IL 60173
847.230.5264
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 NUMBERS (PINS): 07-25-300-028		
B) SUBDIVIDED AREA	11.3385	ACRES
	493,906	SQUARE FEET
C) PROPOSED NEW RIGHT-OF-WAY	1.9685	ACRES
	85,748	SQUARE FEET
	1.459	LINEAR FEET OF CENTRALINE
D) PROPOSED NEW EASEMENTS	6.504	ACRES
	283,304	SQUARE FEET



SURVEYOR'S NOTES:

- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
- ALSO SEE ALTA/ACSM 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
630.724.9200 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

NO.		DATE		DESCRIPTION	NO.		DATE		DESCRIPTION
1	03-28-19			REVISED PER CITY COMMENTS					
2	05-03-19			REVISED PER CITY COMMENTS					

PRELIMINARY PLAT

MEADOW RIDGE - AURORA, IL

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

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



FRONT ELEVATION



REAR ELEVATION



FRONT ELEVATION



REAR ELEVATION-ALT HABITABLE ATTIC



Meadow Ridge

Presented by:

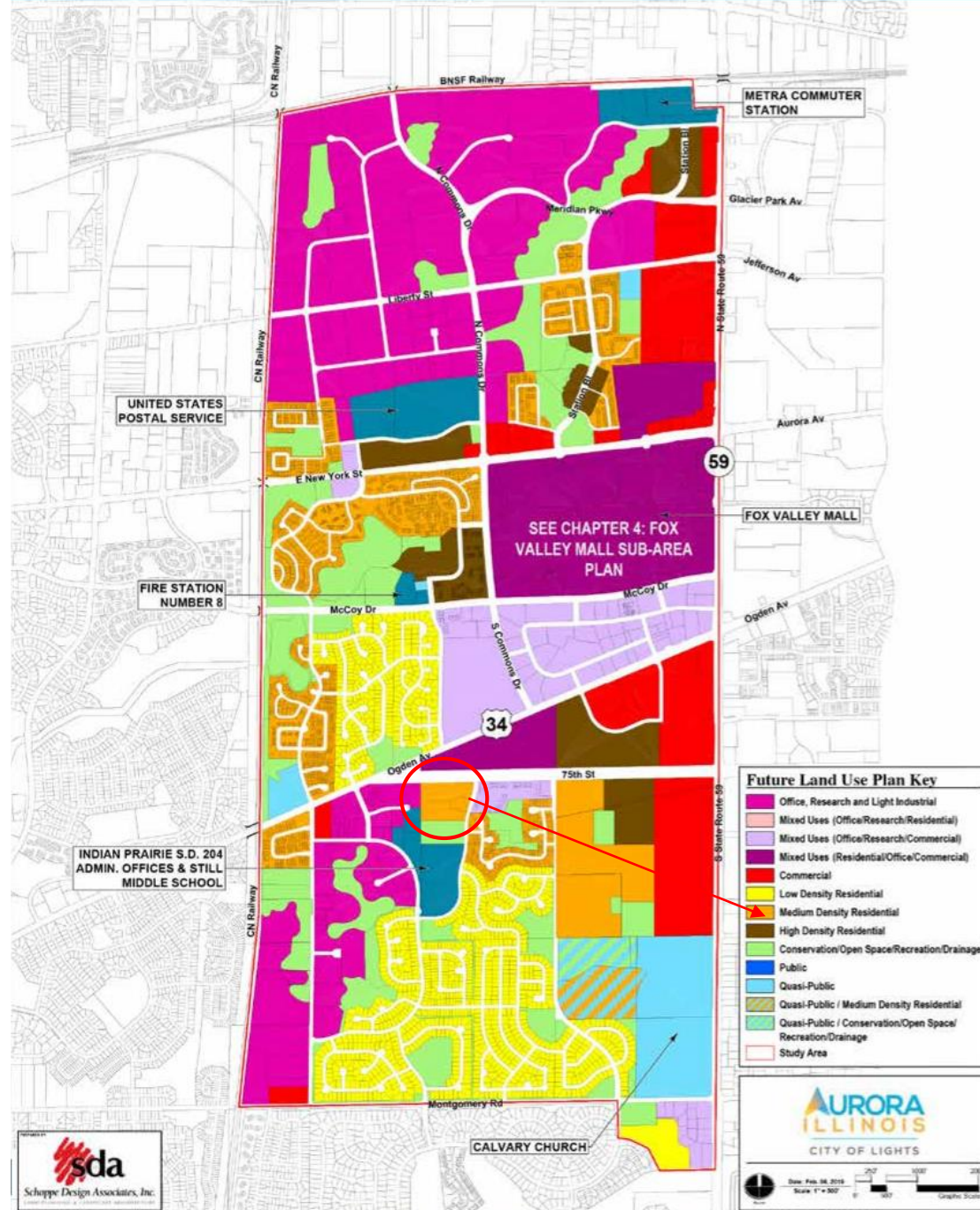
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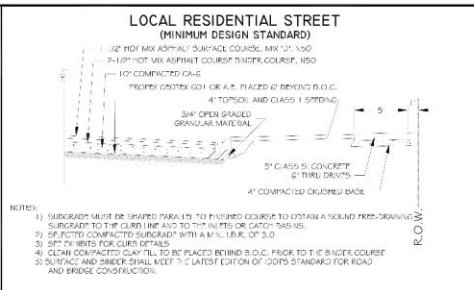
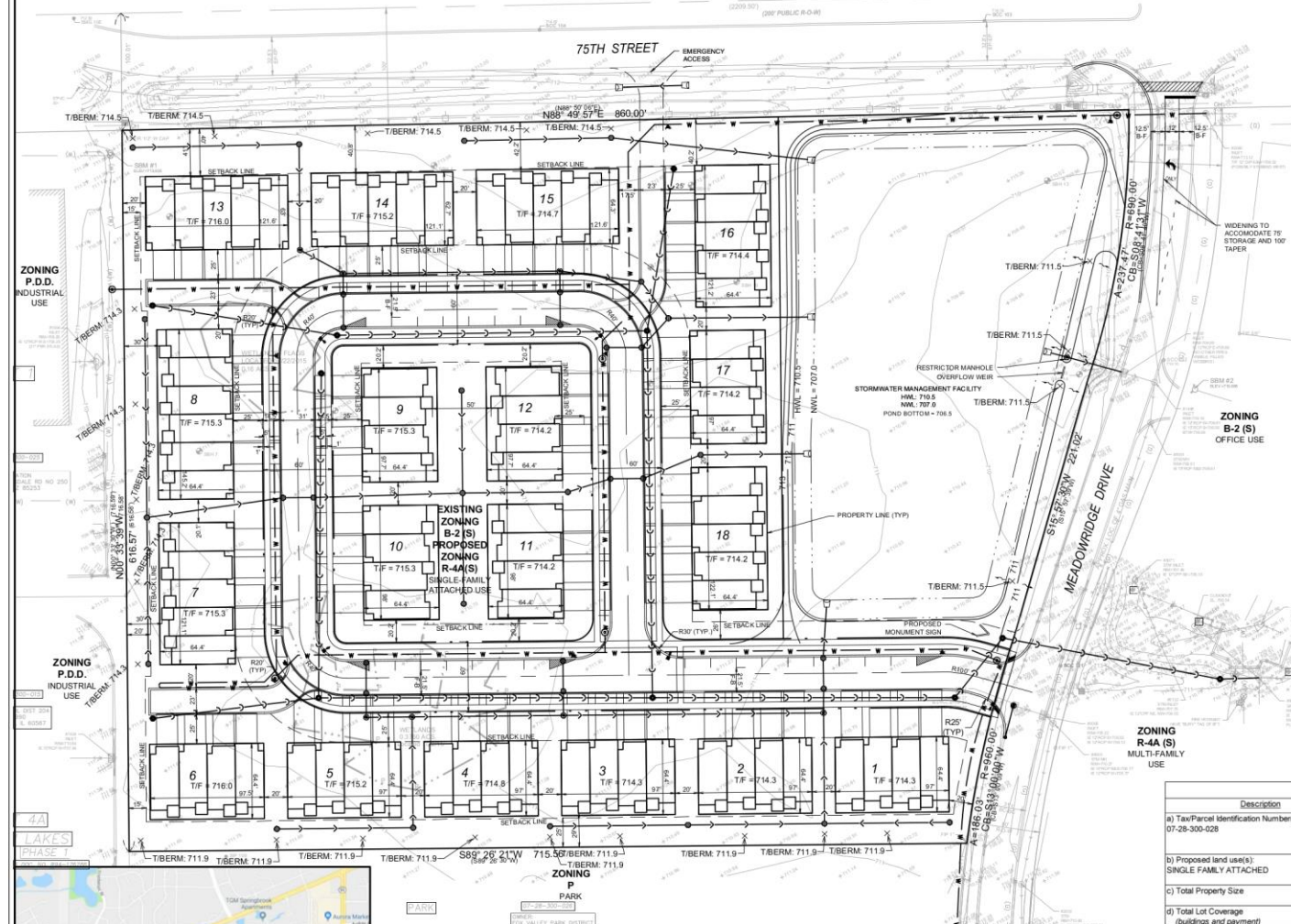
FUTURE LAND USE PLAN



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

PROJECT NO. 0720-3-36
DATE: 03-26-19

SCALE: 1" = 30'

EXHIBIT II-B-1

LEGEND

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	SANITARY SEWER
[Symbol]	[Symbol]	SANITARY FORCE MAIN
[Symbol]	[Symbol]	STORM SEWER
[Symbol]	[Symbol]	COMBINED SEWER
[Symbol]	[Symbol]	WATER MAIN
[Symbol]	[Symbol]	UNDERGROUND FIBER OPTIC
[Symbol]	[Symbol]	UNDERGROUND ELECTRIC
[Symbol]	[Symbol]	UNDERGROUND TELEPHONE
[Symbol]	[Symbol]	OVERHEAD TELEPHONE
[Symbol]	[Symbol]	OVERHEAD TELEPHONE
[Symbol]	[Symbol]	OVERHEAD WIRE
[Symbol]	[Symbol]	UTILITY STRUCTURE WITH CLOSED LID
[Symbol]	[Symbol]	CURB INLET
[Symbol]	[Symbol]	DRAINAGE STRUCTURE WITH OPEN LID
[Symbol]	[Symbol]	FIRE HYDRANT
[Symbol]	[Symbol]	VALVE IN VALVE BOX
[Symbol]	[Symbol]	GATE VALVE IN VALVE VAULT
[Symbol]	[Symbol]	FLARED END SECTION (F.E.S.)
[Symbol]	[Symbol]	LIGHT STANDARD
[Symbol]	[Symbol]	OVERHEAD UTILITY POLE

DEVELOPER
Pulte Home Company, LLC
1900 E. Golf Road, Suite 300
Schaumburg, Illinois 60173
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Contact: Robert Golec, P.E.

ENGINEER
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Project Manager: Deayne L. Gillian, P.E.
dgillian@v3co.com
Project Engineer: Matt Brooley, P.E.
mbrooley@v3co.com

OWNER
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One Oakbrook Terrace, Suite 600
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Contact: Dennis Hoffman

GRAPHIC SCALE
1" = 30'

REVISIONS

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

PROJECT NO. 0720-3-36
PROJECT NAME: MEADOW RIDGE
DRAWN BY: MB
CHECKED BY: DB

PRELIMINARY PLAN
MEADOW RIDGE

ILLINOIS

AURORA

7325 Jones Avenue
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EX 1

DRAWING NO.



- NOTES:**
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURB AND GUTTER SHALL BE 6.12 UNLESS OTHERWISE NOTED.
 - BUILDING DIMENSIONS SHOWN ARE TO BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
 - PROPOSED RESIDENTIAL DRIVEWAYS SHALL 18' WIDE AND CONSIST OF 2" HMA SURFACE COURSE WITH 8" COMPACTED GRAVEL BASE.
 - SIDEWALKS TO BE 5" THICK P.C.C. 8" THICK @ DRIVEWAYS) WITH 4" THICK COMPACTED GRANULAR, TYPE B SUB-BASE.
 - SEE PRELIMINARY PLAT OF SUBDIVISION FOR ADDITIONAL GEOMETRIC INFORMATION.

- ALL SANITARY SEWER MAIN TO BE 8" PVC UNLESS OTHERWISE NOTED. ALL SANITARY SERVICE LINES TO BE 6" PVC.
- 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.
- WATER SERVICE LINES TO BE MINIMUM 1" TYPE K COPPER AND SHALL TERMINATE AT A SHUTOFF VALVE AND BOX.

Development Data Table: Preliminary Plan

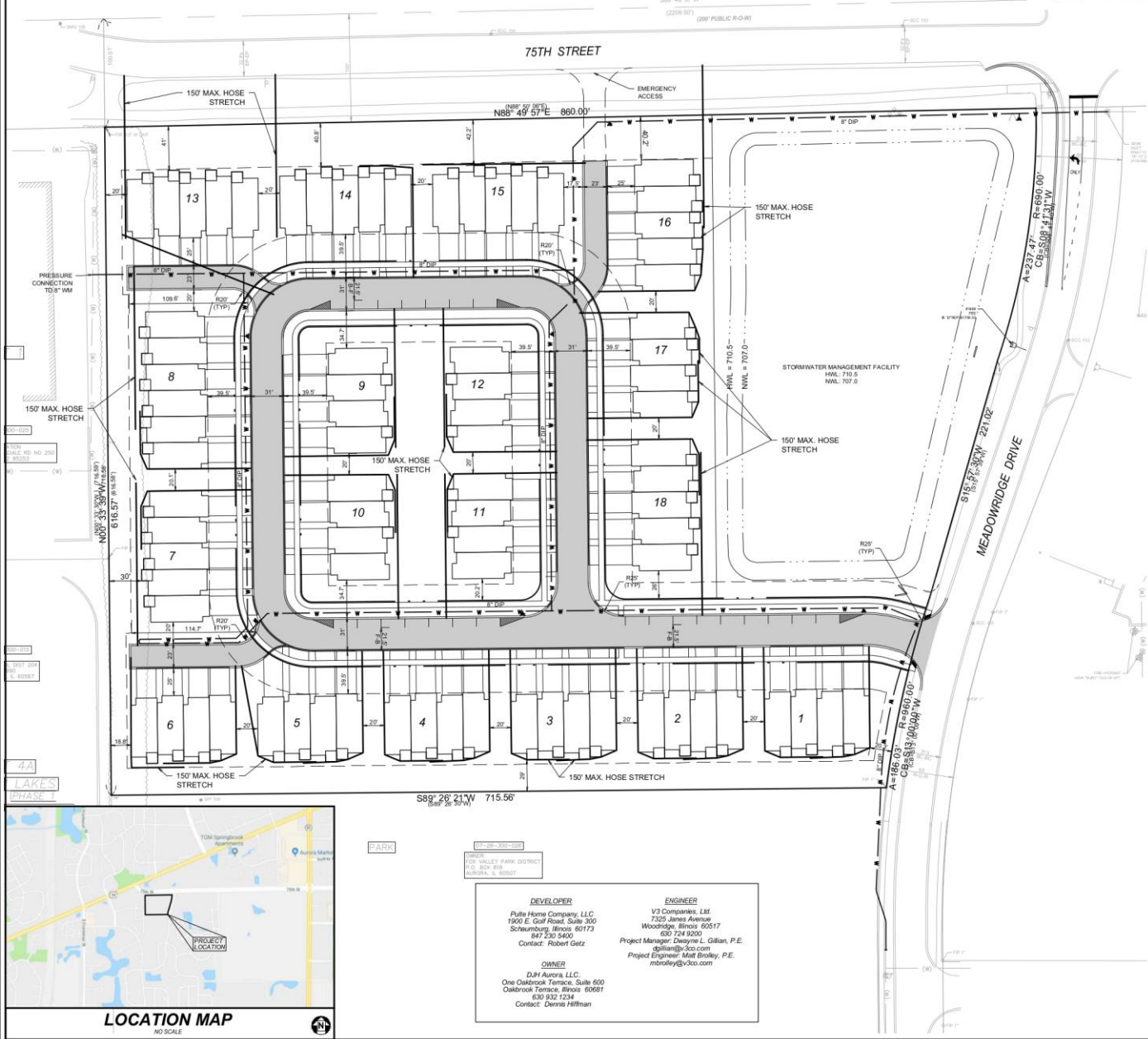
Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 07-28-300-028			j) Total Number of Residential Dwelling Units	80	Units
			i. Gross Density	7.00	Units/Acre
			ii. Net Density	8.53	Net Density
b) Proposed land use(s): SINGLE FAMILY ATTACHED			k) Number of Single Family Dwelling Units	0	Units
			i. Gross Density	0.00	Units/Acre
			ii. Net Density	0.00	Net Density
			iii. Unit Square Footage (average)	-	square feet
c) Total Property Size	11.3385216	Acres	iv. Bedroom Mix	0%	1 bdr
	493,908	Square feet		0%	2 bdr
	234,353	Square feet		20%	3 bdr
	47%	Percent		80%	4 bdr
e) Open space / landscaping	259,553	Square feet	l) Number of Single Family Corner Lots	0	Units
	53%	Percent	m) Number of Single Family Attached Dwelling Units	80	Units
f) Land to be dedicated to the School District	0	Acres	i. Gross Density	7.00	Units/Acre
g) Land to be dedicated to the Park District	0	Acres	ii. Net Density	8.53	Net Density
h) Number of parking spaces provided (individually accessible)	160	spaces	iii. Unit Square Footage (average)	1,850	square feet
i. surface parking lot	0	spaces	iv. Bedroom Mix	0%	1 bdr
perpendicular	0	spaces		80%	2 bdr
parallel	0	spaces		10%	3 bdr
angled	0	spaces		0%	4 bdr
handicapped	0	spaces	n) Number of Multifamily Dwelling Units	0	Units
ii. enclosed	160	spaces	i. Gross Density	0.00	Units/Acre
iii. bike	0	spaces	ii. Net Density	0.00	Net Density
			iii. Unit Square Footage (average)	1,850	square feet
o) 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

FIRE ACCESS 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.



Fire Access Plan Data Table		
Description	Value	Unit
a) Building Height	35.00	feet
b) Building Square Footage (typical)	-	square feet
c) Building fire suppression information including any proposed use of sprinkler systems, fire alarm systems, whether fire extinguishers are needed:		
0 SPRINKLER SYSTEM NOT REQUIRED.		
d) General description of business to be conducted within each building including: will there be rack storage in the building, will there be storage of combustible materials over twelve feet in height, clearance of sprinkler heads and stored materials (18 inch minimum):		
0 N/A - RESIDENTIAL		

LEGEND

DESIGNATES FIRE APPARATUS ACCESS ROAD
 MINIMUM WIDTH = 20'
 GRADE NOT TO EXCEED 10%

REVISIONS		NO.	DATE	DESCRIPTION
PROJECT NO.	07-28-300-028			
PROJECT PHASE	PUL2			
DESIGNED BY	MB			
DRAWN BY	DB			
ORIGINAL ISSUE DATE	09/12/2019			
REVISION 1	04-16-19			REVISD PER CITY REVIEW
REVISION 2	05-03-19			REVISD PER CITY REVIEW

FIRE ACCESS PLAN
MEADOW RIDGE
 AURORA, ILLINOIS

7325 Janes Avenue
 630.724.9300
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GRAPHIC SCALE
 1" = 50'

DRAWING NO. **EX 2**



DEVELOPER
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ENGINEER
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 Project Manager: Dwayne L. Gillan, P.E.
 dgillan@v3co.com
 Project Engineer: Matt Broley, P.E.
 mbroley@v3co.com

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 Oakbrook Terrace, Illinois 60591
 630.932.1234
 Contact: Dennis Hoffman