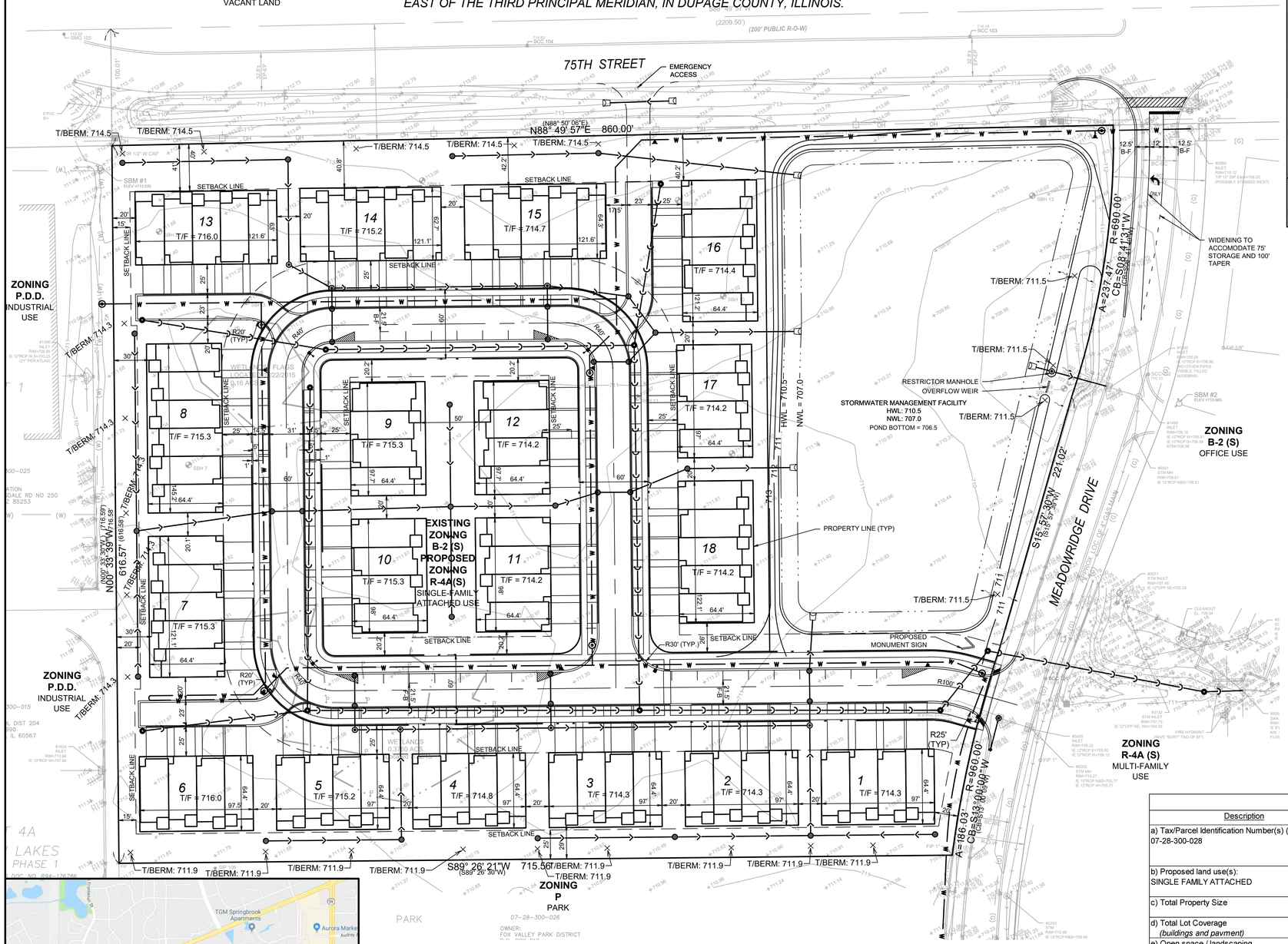
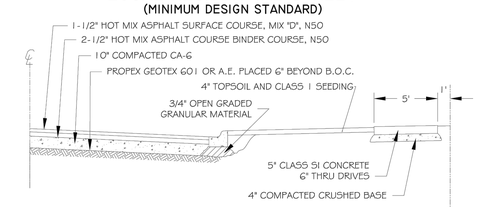
PRELIMINARY PLAN
FOR
MEADOW RIDGE
P.I.N. 07-28-300-028
PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



LOCAL RESIDENTIAL STREET
(MINIMUM DESIGN STANDARD)



NOTES:
1) SUBGRADE MUST BE SHAPED PARALLEL TO FINISHED COURSE TO OBTAIN A SOUND FREE-DRAINING SUBGRADE TO THE CURB LINE AND TO THE INLETS OR CATCH BASINS.
2) SELECTED COMPACTED SUBGRADE WITH A MIN. I.B.R. OF 3.0
3) SEE EXHIBITS FOR CURB DETAILS
4) CLEAN COMPACTED CLAY FILL TO BE PLACED BEHIND B.O.C. PRIOR TO THE BINDER COURSE
5) SURFACE AND BINDER SHALL MEET THE LATEST EDITION OF IDOT'S STANDARD FOR ROAD AND BRIDGE CONSTRUCTION.

AURORA ENGINEERING

REVISIONS			
DATE:	BY:		
01/2013	DG		

LOCAL RESIDENTIAL STREET

SCALE: NOT TO SCALE | CHECKED: DF | DATE: 1/04 | DRAWN: NM/SAZ | DRAWING NUMBER: EXHIBIT II-B-I

LEGEND

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

DEVELOPER
Pulte Home Company, LLC
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Schaumburg, Illinois 60173
847 230 5400
Contact: Robert Getz, P.E.

OWNER
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Oakbrook Terrace, Illinois 60681
630 932 1234
Contact: Dennis Hiffman

ENGINEER
V3 Companies, Ltd.
7325 Janes Avenue
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630 724 9200
Project Manager: Dwayne L. Gillian, P.E.
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Project Engineer: Matt Brolley, P.E.
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GRAPHIC SCALE
50 25 0 50
1" = 50'

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	7.06	du/acre
			ii. Net Density	8.53	Net Density
			k) Number of Single Family Dwelling Units	0	units
b) Proposed land use(s): SINGLE FAMILY ATTACHED			i. Gross Density	0.00	du/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
	493,906	Square feet		0%	% 2 bdr
d) Total Lot Coverage	234,353	Square feet		20%	% 3 bdr
(buildings and pavment)	47%	Percent		80%	% 4 bdr
e) Open space / landscaping	259,553	Square feet	v. Number of Single Family Corner Lots	0	units
	53%	Percent	l) Number of Single Family Attached Dwelling Units	80	units
f) Land to be dedicated to the School District	0	Acres	i. Gross Density	7.06	du/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 accessable)	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		90%	% 2 bdr
parallel	0	spaces		10%	% 3 bdr
angled	0	spaces		0%	% 4 bdr
handicapped	0	spaces	m) Number of Multifamily Dwelling Units	0	units
ii. enclosed	160	spaces	i. Gross Density	0.00	du/acre
iii. bike	0	racks	ii. Net Density	0.00	Net Density
i) Number of buildings	18		iii. Unit Square Footage (average)	-	square feet
i. Number of stories	2 & 3	stories	iv. Bedroom Mix	0%	Efficency
ii. Building Square Footage (typical)	5,930	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)	1,186	Square feet		10%	% 3 bdr

LOCATION MAP
NO SCALE

NOTES:

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB 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 18' WIDE AND CONSIST OF 2" HMA SURFACE COURSE WITH 8" 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 6" PVC.
8. ALL WATER MAIN TO BE 8" 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 1.0" TYPE K. COPPER AND SHALL TERMINATE AT A SHUTOFF VALVE AND BOX.

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03/12/2019

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

PROJECT NO: 15105.PUL2
PROJECT MANAGER: DLG
DESIGNED BY: MB
DRAWN BY: DB

PRELIMINARY PLAN
MEADOW RIDGE
AURORA ILLINOIS

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

DRAWING NO.
EX 1

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