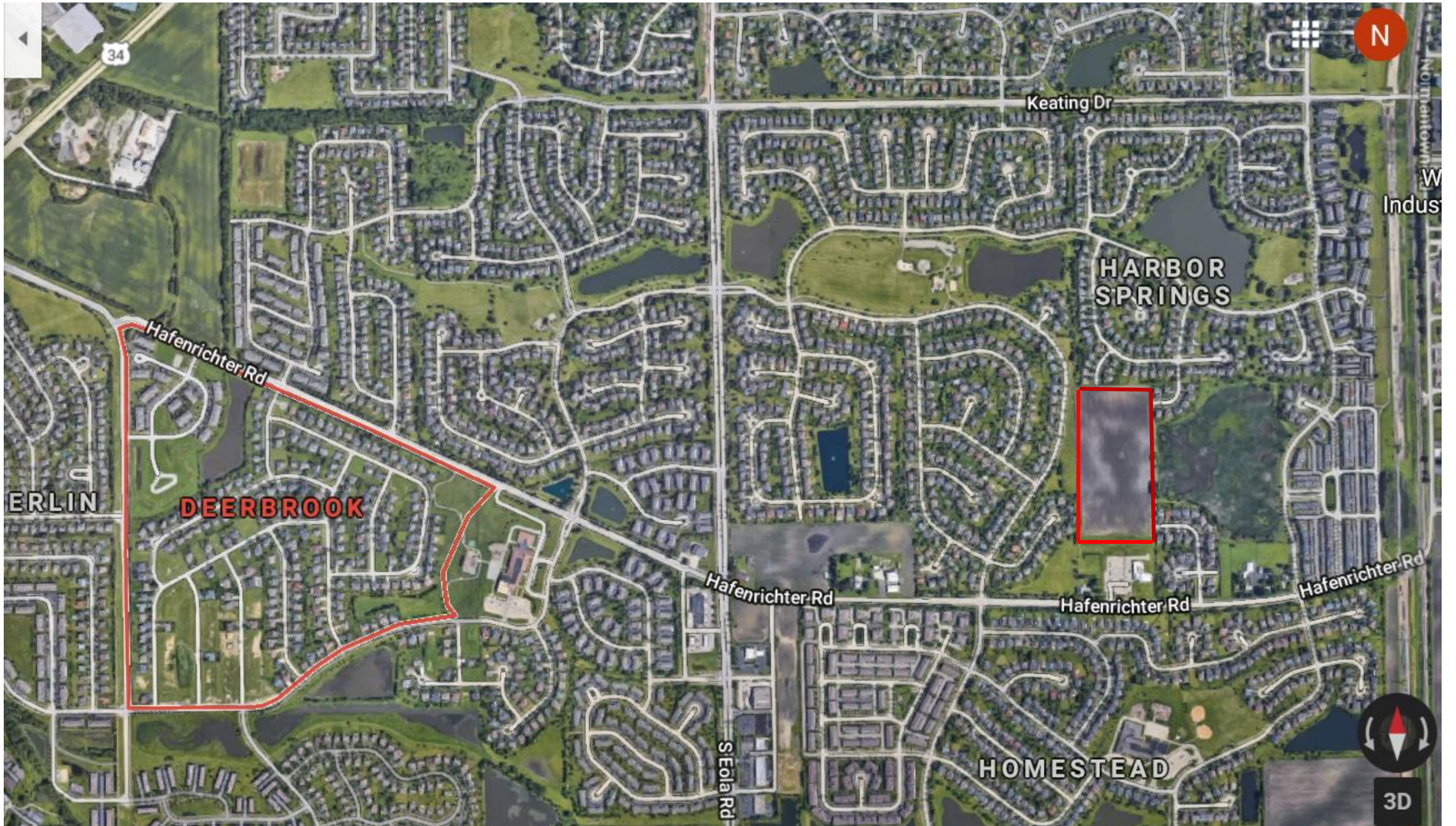


# Laurelton Place

Presented by:

Russell G. Whitaker III

127 Aurora Avenue, Naperville, Illinois



34

N

Keating Dr

W Industrial

HARBOR SPRINGS

Hafenrichter Rd

ERLIN

DEERBROOK

Hafenrichter Rd

Hafenrichter Rd

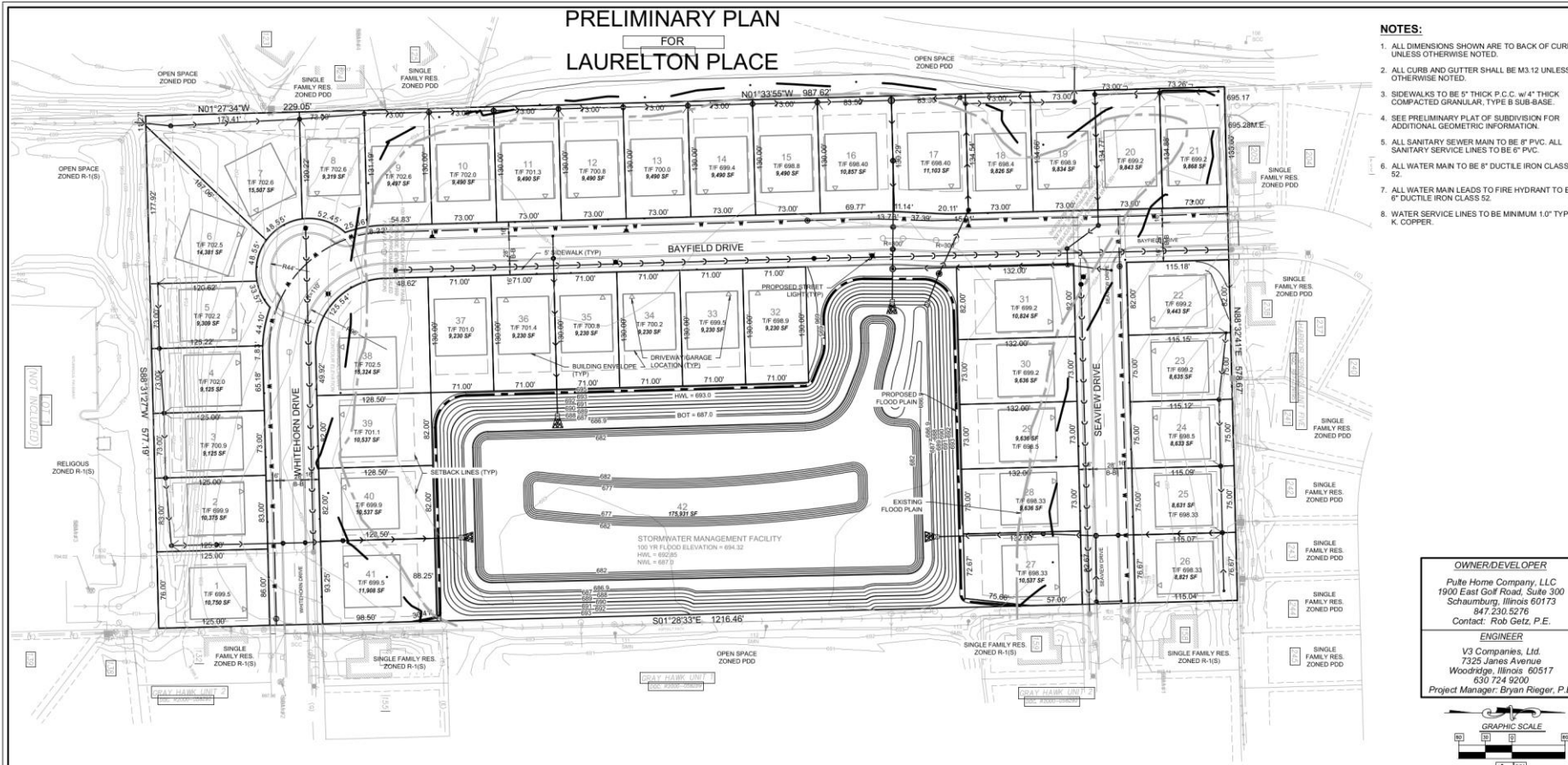
Hafenrichter Rd

S Eola Rd

HOMESTEAD

3D

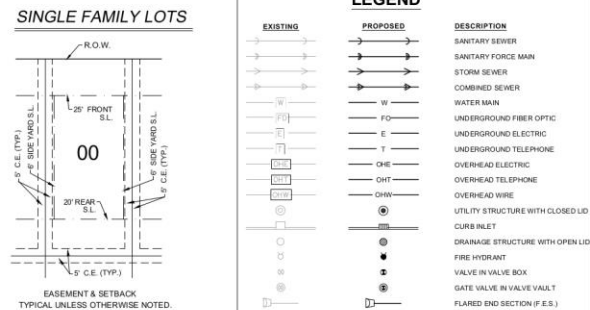
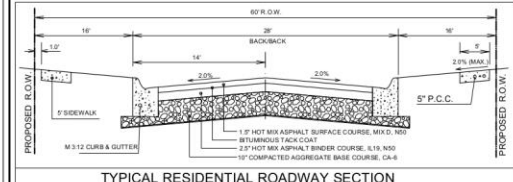
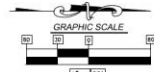
# PRELIMINARY PLAN FOR LAURELTON PLACE



- 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 1.0" 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.



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
—	—	SANITARY SEWER
—	—	SANITARY FORCE MAIN
—	—	STORM SEWER
—	—	COMBINED SEWER
—	—	WATER MAIN
—	—	UNDERGROUND FIBER OPTIC
—	—	UNDERGROUND ELECTRIC
—	—	UNDERGROUND TELEPHONE
—	—	OVERHEAD ELECTRIC
—	—	OVERHEAD TELEPHONE
—	—	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 (P.E.S.)
—	—	LIGHT STANDARD
—	—	OVERHEAD UTILITY POLE

**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
			k) Number of Single Family Dwelling Units	41	units
			i. Gross Density	2.54	du/acre
			ii. Net Density	3.03	Net Density
c) Total Property Size	16.1357897	Acres	iii. Unit Square Footage (average)	3,000	square feet
d) Total Lot Coverage (buildings and pavement)	702,875	Square feet	iv. Bedroom Mix	0% % 1 bdr	
e) Open space / landscaping	231,759	Square feet		20% % 2 bdr	
	33%	Percent		10% % 3 bdr	
	471,136	Square feet	v. Number of Single Family Corner Lots	0	units
	67%	Percent	vi. 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 perpendicular	0	spaces	iv. Bedroom Mix	0% % 1 bdr	
ii. surface parking lot parallel	0	spaces		90% % 2 bdr	
iii. enclosed	0	spaces		10% % 3 bdr	
iv. bike racks	0	spaces		0% % 4 bdr	
v. handicapped	0	spaces	m) Number of Multifamily Dwelling Units	0	units
vi. enclosed	82	spaces	i. Gross Density	0.00	du/acre
vii. bike racks	0	spaces	ii. Net Density	0.00	Net Density
viii. handicapped	0	spaces	iii. Unit Square Footage (average)	-	square feet
ix. flared end section (P.E.S.)	0	spaces	iv. Bedroom Mix	0% % Efficiency	
g) Number of buildings	41	buildings		40% % 1 bdr	
i. Number of stories	2	stories		50% % 2 bdr	
ii. Building Square Footage (typical)	3,000	Square feet		10% % 3 bdr	
iii. Square Footage of retail floor area	0	Square feet			
iv. First Floor Building Square Footage (typical)	1,480	Square feet			

**PRELIMINARY PLAN**  
**LAURELTON PLACE**  
 PULTE HOMES  
 AURORA

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

DRAWING NO.

# 1 OF 1







































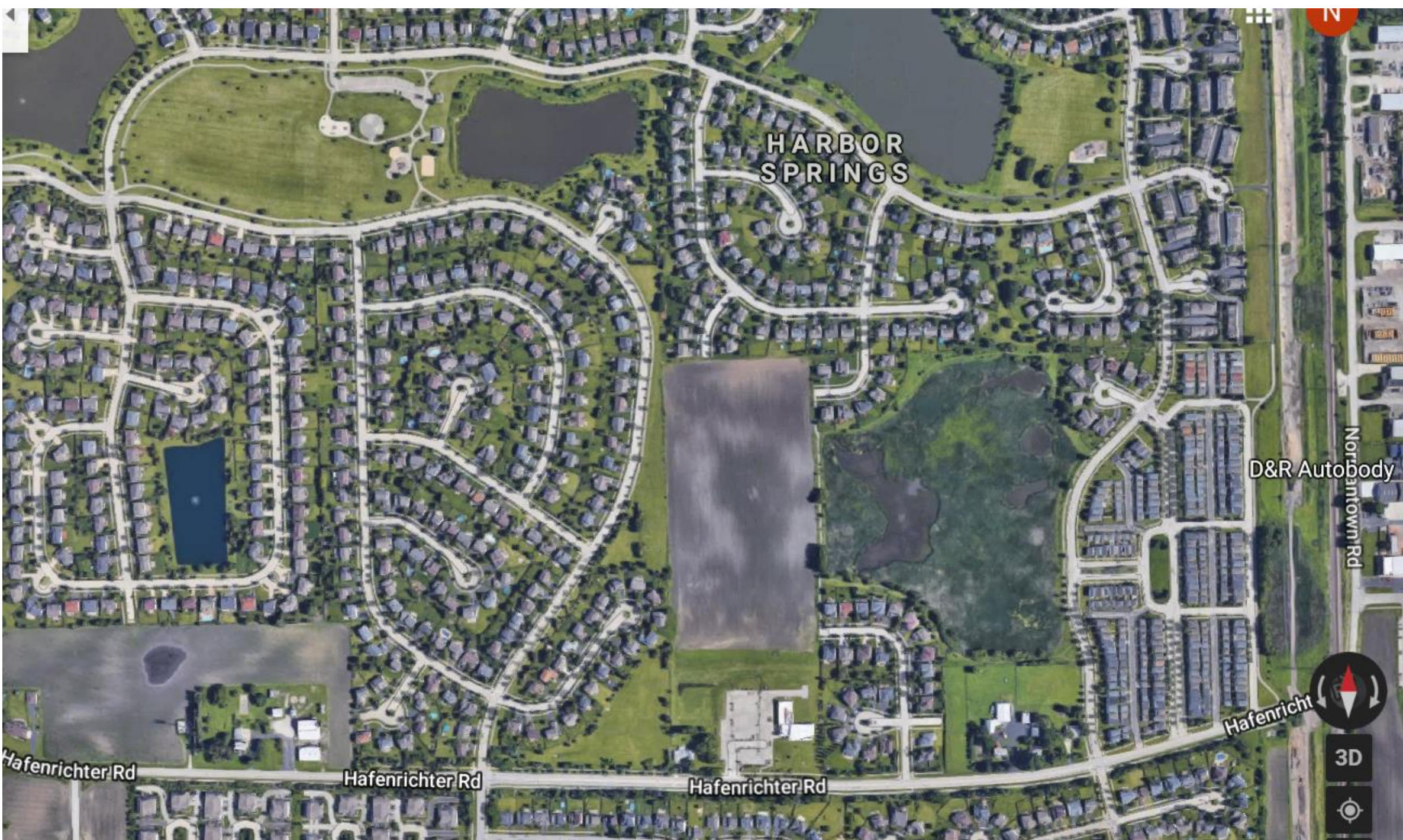


# Laurelton Place

Presented by:

Russell G. Whitaker III

127 Aurora Avenue, Naperville, Illinois



HARBOR  
SPRINGS

D&R Autobody

Norhtown Rd

Hafenrichter Rd

Hafenrichter Rd

Hafenrichter Rd

Hafenrichter

3D

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



ALTANSPS LAND TITLE SURVEY  
OF  
NEW SONG SITE  
AURORA, ILLINOIS

LEGAL DESCRIPTION

FIGURE 1 OF THE FINAL PLAT FOR NEW SONG SITE, RECORDED WITH A LEGISLATION NUMBER AND BEING A SUBDIVISION OF PART OF THE WEST HALF OF FRACTIONAL SECTION 8, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ILLINOIS COUNTY, ILLINOIS.

FIGURE 2 OF THE FINAL PLAT FOR NEW SONG SITE, RECORDED WITH A LEGISLATION NUMBER AND BEING A SUBDIVISION OF PART OF THE WEST HALF OF FRACTIONAL SECTION 8, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ILLINOIS COUNTY, ILLINOIS.



VICINITY MAP  
NOT TO SCALE

AREA

PARCEL A	51,143.00 SQ. FT.	1.1676 ACRES
PARCEL B	1,848.00 SQ. FT.	0.0423 ACRES
TOTAL	52,991.00 SQ. FT.	1.2099 ACRES

FLOOD HAZARD NOTE

AREA OF THIS PARCEL HAS BEEN DETERMINED TO BE AN AREA OF SPECIAL FLOOD HAZARD BY THE FEDERAL GOVERNMENT AS SHOWN ON THE SPECIAL FLOOD HAZARD MAP OF ILLINOIS COUNTY, ILLINOIS, AS REPRODUCED ON SHEET 1 OF THIS SURVEY. THE SPECIAL FLOOD HAZARD MAP IS CONTROLLED BY THE FEDERAL GOVERNMENT THROUGH THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE SPECIAL FLOOD HAZARD MAP IS CONTROLLED BY THE FEDERAL GOVERNMENT THROUGH THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IS SUBJECT TO CHANGE WITHOUT NOTICE.

UTILITY NOTES

JULIE E. DEWITT STAGE PROJECT  
JOB NUMBER: 10000000000000000000

CONTRACTS PROVIDED BY JULIE E. DEWITT STAGE PROJECT TO THE SURVEYOR FOR RECORDATION ON THIS PLAT:

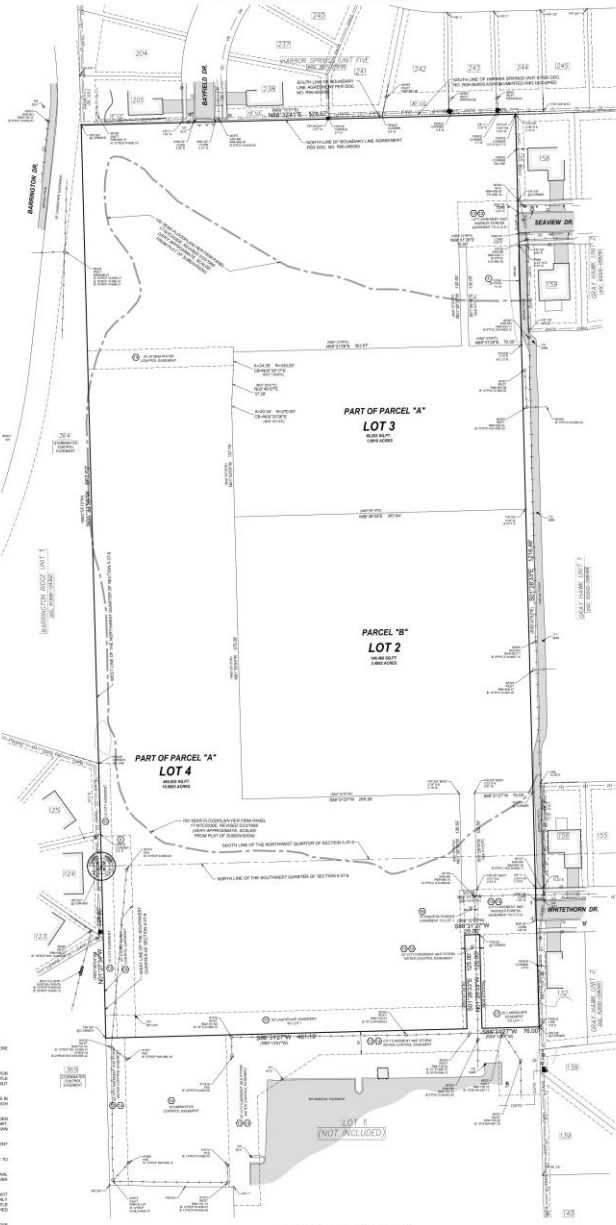
CONTACTS	RESPONSE
ATTORNEY	RESPONDED WITH A.S.
ARCHITECT	NO RESPONSE
ENGINEER	RESPONDED WITH A.S.
UTILITY	RESPONDED WITH A.S.
RECORDS	NO RESPONSE

NOTES FROM SCHEDULE B

NOTES	COMPLIANCE
1. ENCLOSURE OF FENCE OVER NEED NOT BE	YES
2. ENCLOSURE OF FENCE OVER NEED NOT BE	YES
3. ENCLOSURE OF FENCE OVER NEED NOT BE	YES
4. ENCLOSURE OF FENCE OVER NEED NOT BE	YES
5. ENCLOSURE OF FENCE OVER NEED NOT BE	YES
6. ENCLOSURE OF FENCE OVER NEED NOT BE	YES
7. ENCLOSURE OF FENCE OVER NEED NOT BE	YES
8. ENCLOSURE OF FENCE OVER NEED NOT BE	YES
9. ENCLOSURE OF FENCE OVER NEED NOT BE	YES
10. ENCLOSURE OF FENCE OVER NEED NOT BE	YES
11. ENCLOSURE OF FENCE OVER NEED NOT BE	YES
12. ENCLOSURE OF FENCE OVER NEED NOT BE	YES
13. ENCLOSURE OF FENCE OVER NEED NOT BE	YES
14. ENCLOSURE OF FENCE OVER NEED NOT BE	YES
15. ENCLOSURE OF FENCE OVER NEED NOT BE	YES
16. ENCLOSURE OF FENCE OVER NEED NOT BE	YES
17. ENCLOSURE OF FENCE OVER NEED NOT BE	YES
18. ENCLOSURE OF FENCE OVER NEED NOT BE	YES
19. ENCLOSURE OF FENCE OVER NEED NOT BE	YES
20. ENCLOSURE OF FENCE OVER NEED NOT BE	YES

GENERAL NOTES

1. COMPARE THIS PLAT WITH THE RECORDS OF THE COUNTY CLERK AND RECORDS SECTION BEFORE ANY CONSTRUCTION AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
2. THE LOCATION OF THE PROPERTY LINES SHOWN ON THIS PLAT ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCREPANCIES. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCREPANCIES.
3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCREPANCIES. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCREPANCIES.
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BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM, ILLINOIS, NAD 83. THE STATE PLANE COORDINATE SYSTEM, ILLINOIS, NAD 83 IS CONTROLLED BY THE FEDERAL GOVERNMENT THROUGH THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IS SUBJECT TO CHANGE WITHOUT NOTICE.

LEGEND

- 1. BOUNDARY LINE
- 2. EASEMENT
- 3. UTILITY
- 4. FENCE
- 5. CURB
- 6. DRIVEWAY
- 7. DRIVEWAY
- 8. DRIVEWAY
- 9. DRIVEWAY
- 10. DRIVEWAY
- 11. DRIVEWAY
- 12. DRIVEWAY
- 13. DRIVEWAY
- 14. DRIVEWAY
- 15. DRIVEWAY
- 16. DRIVEWAY
- 17. DRIVEWAY
- 18. DRIVEWAY
- 19. DRIVEWAY
- 20. DRIVEWAY

ABBREVIATIONS

- 1. ALTA
- 2. ALTA
- 3. ALTA
- 4. ALTA
- 5. ALTA
- 6. ALTA
- 7. ALTA
- 8. ALTA
- 9. ALTA
- 10. ALTA
- 11. ALTA
- 12. ALTA
- 13. ALTA
- 14. ALTA
- 15. ALTA
- 16. ALTA
- 17. ALTA
- 18. ALTA
- 19. ALTA
- 20. ALTA

SURVEYOR'S CERTIFICATE

I, John J. DeWitt, Surveyor, do hereby certify that I am a duly licensed Surveyor in the State of Illinois, and that I have personally supervised the making of this survey, and that the same is a true and correct representation of the facts as shown to me by the client.

DATED THIS 10th DAY OF October, A.D. 2023.

*John J. DeWitt*

John J. DeWitt  
Surveyor



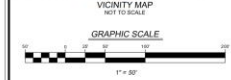
SEE SHEET 2 FOR TOPOGRAPHY

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

PART OF THE WEST HALF OF FRACTIONAL SECTION 1, 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) AND 43 NORTH ZONE  
1201 ILLINOIS (EAST) WITH PROJECT ORIGIN AT  
LATITUDE 41-45-18.118 N  
LONGITUDE 88-05-18.118 W  
ELLIPSOIDAL HEIGHT 1584.00 FT  
SPCS NO SCALE FACTOR 1.0000027  
ALL MEASUREMENTS ARE ON THE GROUND.

P.L.N.  
07-01-05-109-060  
07-01-05-109-067  
07-01-05-109-068



**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: MAJOR  
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 \_\_\_\_\_ 20\_\_.

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/OR ABROGATED.

NOR: THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_  
TITLE: WITNESS

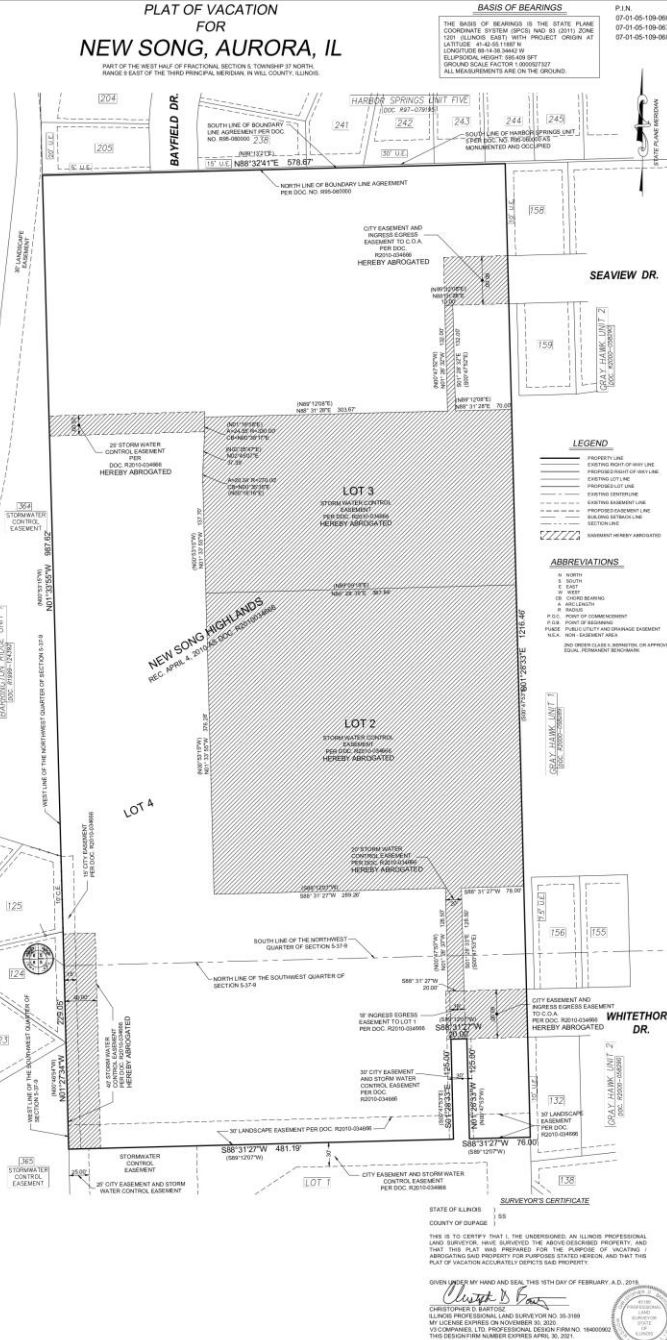
ATTEST: THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_  
TITLE: WITNESS

COMMONWEALTH EDITION: THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_  
TITLE: WITNESS

CONTACT: THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_  
TITLE: WITNESS

**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  
UNPAID OR FORFEITED TAXES, AND NO INTEREST DUE TO SAID COUNTY  
ON 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, I HEREBY CERTIFY THAT INSTRUMENT NO. \_\_\_\_\_  
WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF  
COUNTY ILLINOIS, ON \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.  
RECORDER OF DEEDS  
PLEASE TYPE/PRINT NAME

**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  
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. Bartosz*  
CHRISTOPHER E. BARTOSZ  
LICENSED PROFESSIONAL LAND SURVEYOR NO. 363398  
MY LICENSE EXPIRES ON NOVEMBER 30, 2022  
10 COMPAHNS TO PROFESSIONAL DESIGNER NO. 34800005  
THIS DOCUMENT NUMBER EXPIRES APRIL 30, 2021  
08/04/2016/01/01

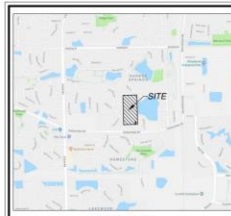
Project No: 18338  
Group No: VP10.1  
SHEET NO. 1 of 1

Engineers: 7325 James Avenue, Suite 100, Woodridge, IL 60517  
Scientists: 630 724 5300 vocs  
Surveyors: 630 724 0388 fax, 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  
DRAWING COMPLETED: 02-15-16  
DRAWN BY: SPK  
CHECKED BY: CDB  
PROJECT MANAGER: CDB  
SCALE: 1" = 50'

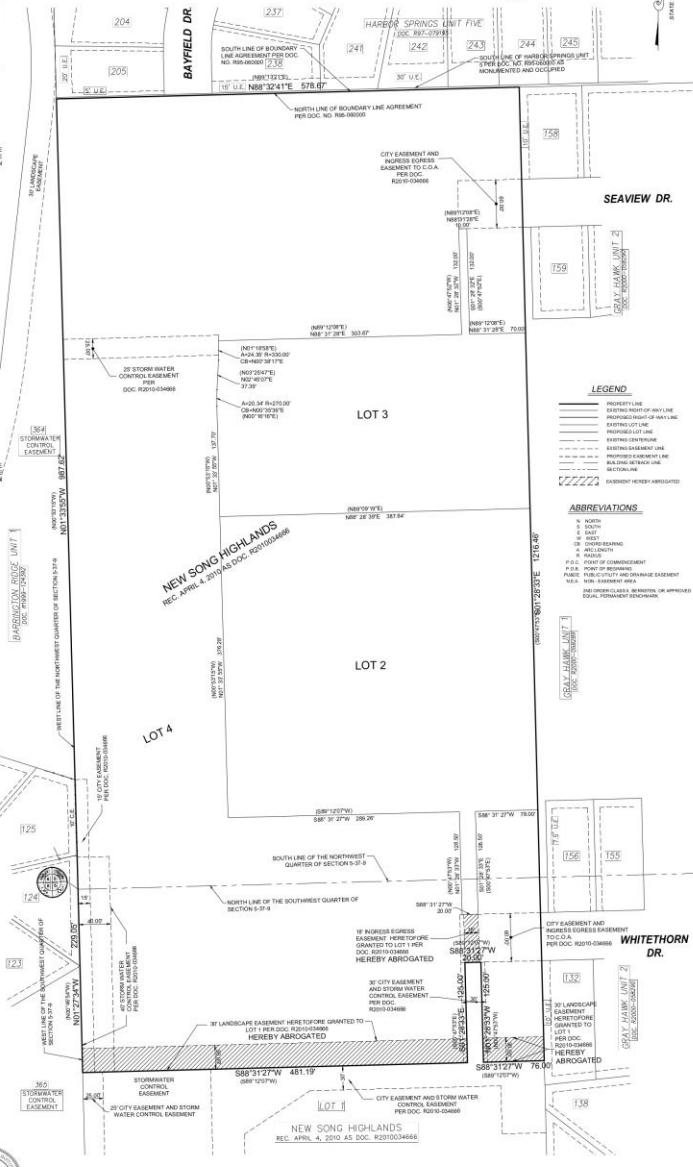
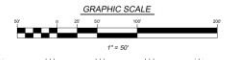


**PLAT OF ABROGATION  
FOR  
NEW SONG, AURORA, IL**

PART OF THE WEST HALF OF FRACTIONAL SECTION 9, 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 1201 ZONE  
1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT  
LAURENCE, ILLINOIS 1886400.000  
ELEVATION: 661.63 FEET (202.26 M)  
ELLIPSOIDAL HEIGHT: 664.458 517  
GROUND SCALE FACTOR: 1.00000017  
ALL MEASUREMENTS ARE ON THE GROUND.

P.L.N.  
07-01-05-109-060  
07-01-05-109-067  
07-01-05-109-069



- LEGEND**
- PROPERTY LINE
  - EXISTING RIGHT-OF-WAY LINE
  - PROPOSED RIGHT-OF-WAY LINE
  - EXISTING CENTERLINE
  - PROPOSED LOT LINE
  - EXISTING CENTERLINE
  - EXISTING EASEMENT LINE
  - PROPOSED EASEMENT LINE
  - BOUNDARY SURVEY LINE
  - SECTION LINE
  - GAZETTEMENT EASEMENT

- ABBREVIATIONS**
- S: SINK
  - D: DITCH
  - E: EASE
  - C: CONCRETE
  - CS: CURB SIDEWALK
  - M: MOUND
  - W: WOODS
  - P.O.C.: POINT OF COMMENCEMENT
  - P.P.C.: POINT OF BEGINNING
  - P.U.C.: PUBLIC UTILITY AND DRAINAGE EASEMENT
  - H.E.A.: HIGH ELEVATION AREA
  - AND OTHER LEGAL MATTERS, OR APPROVED  
LEGAL INSTRUMENT REFERENCE

**OWNER'S CERTIFICATE (LOT 4)**

STATE OF ILLINOIS ) SS  
COUNTY OF ) 155

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THIS PLAT, 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.

OWNERS/OWNERS

**NOTARY'S CERTIFICATE**

STATE OF ILLINOIS ) SS  
COUNTY OF ) 155

I HEREBY CERTIFY THAT WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE BE KNOWN TO ME AS SUCH OWNERS.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

SEAL

**OWNER'S CERTIFICATE (LOT 3)**

STATE OF ILLINOIS ) SS  
COUNTY OF ) 155

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THIS PLAT, 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.

OWNERS/OWNERS

**NOTARY'S CERTIFICATE**

STATE OF ILLINOIS ) SS  
COUNTY OF ) 155

I HEREBY CERTIFY THAT WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE BE KNOWN TO ME AS SUCH OWNERS.

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 ) SS  
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 RECORDS TAXES, AND NO RECORDING TAX SALES AGAINST ANY OF THE LAND DESCRIBED HEREON. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL DELINQUENT FEES IN CONNECTION WITH THE PLAT 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 ) SS  
COUNTY OF ) 155

I, THE UNDERSIGNED AS 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 ) SS  
COUNTY OF ) 155

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED AS LICENSED PROFESSIONAL LAND SURVEYOR, HAVE SUPERVISED THE INSTRUMENTED PROPERTY, AND THAT THIS PLAT HAS BEEN PREPARED FOR THE PURPOSE OF VOUCHER AND PROPERTY FOR PURPOSES STATED HEREON, AND THAT THE PLAT OF ABROGATION ACCURATELY REFLECTS THE PROPERTY.

GIVEN UNDER MY HAND AND SEAL THIS 15TH DAY OF FEBRUARY, A.D. 2018.

*Christopher D. Bartosz*  
CHRISTOPHER D. BARTOZ  
ILLINOIS PROFESSIONAL LAND SURVEYOR: 061360  
MY LICENSE EXPIRES ON NOVEMBER 30, 2020  
VLS COMPANY, LTD. PROFESSIONAL DESIGN FIRM NO. 1983006  
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2021.  
whartoz@tch.com

Engineers: 7320 James Avenue, Suite 100, Woodridge, IL 60517  
Scientists: 630 724 5300 voice, 630 724 0388 fax  
Surveyors: v300.com

PREPARED FOR:  
**PULTE HOME CORPORATION**  
1900 E. GOLF ROAD, SUITE 300  
SCHMALZBURG, IL 60173  
847-293-5400

NO.	DATE	REVISIONS DESCRIPTION

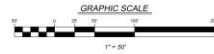
**PLAT OF ABROGATION**  
NEW SONG, AURORA, IL  
DRAWING COMPLETED: 10-15-19  
DESIGNED BY: SPK  
CHECKED BY: CBK  
PROJECT MANAGER: CBE  
SCALE: 1" = 20'

Project No: 18338  
Group No: VP102  
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 1803. ZONE 1803 ILLINOIS SOUTH WITH PROJECT ORIGIN AT LATITUDE 41-43-00.00N, LONGITUDE 89-44-30.00W, ELLIPSOID HEIGHT 165,485.00 FT. UTM ZONE SCALE FACTOR 1.0000037. ALL MEASUREMENTS ARE ON THE GROUND.

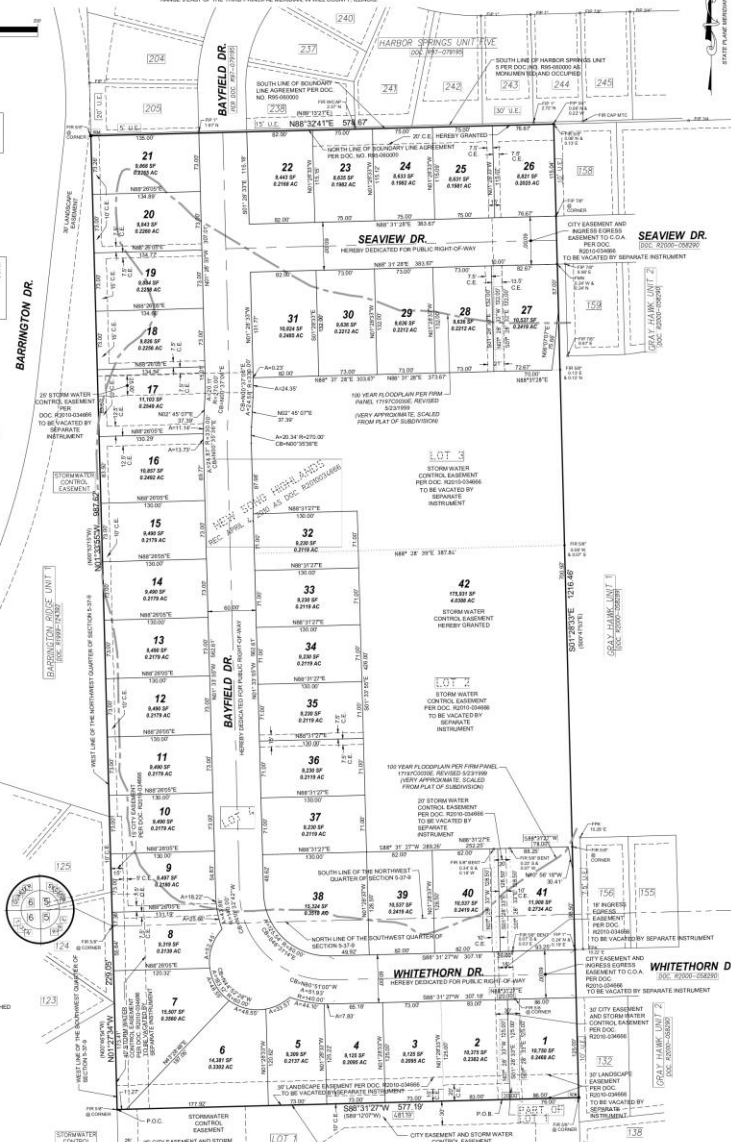
**OWNER/DEVELOPER**  
Pulte Home Company, LLC  
a Michigan Limited Liability Company  
1900 East Golf Road, Suite 300  
Schaumburg, IL 60173  
Contact: Rob Getz, P.E.

**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

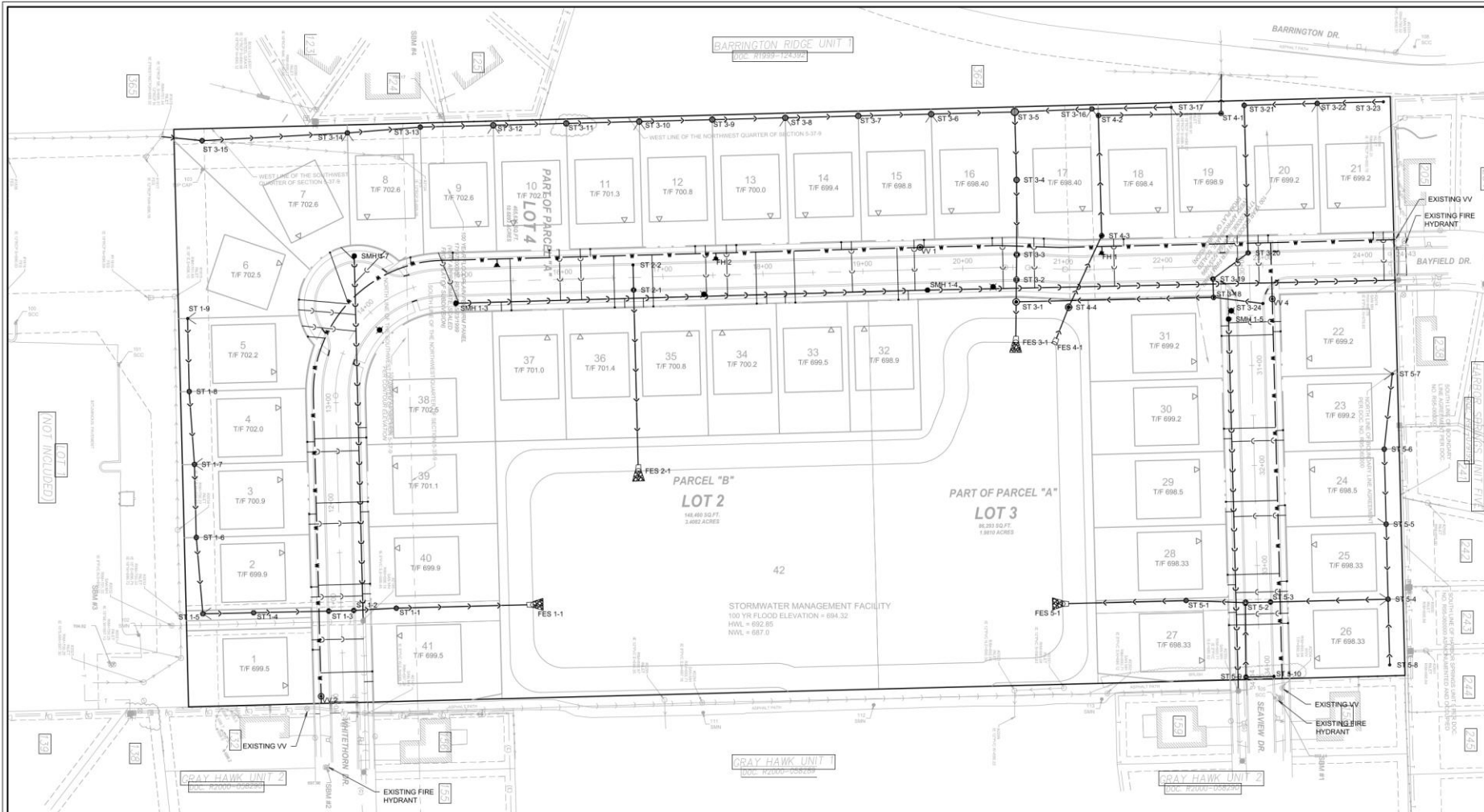
- NOTES**
- SUBDIVISION LOTS AND EXTERIOR BOUNDARY CORNERS SHALL BE MONUMENTED WITH 1/2" IRON PIPES WITH PLASTIC CAPS. UNLESS SHOWN OTHERWISE BY CHANGES, 8" BY 8" CONCRETE AND LOCAL SUBDIVISION CONTROL ORDINANCES WITHIN 12 MONTHS OF RECORDATION OF THIS PLAT.
  - UNLESS OTHERWISE NOTED OR SHOWN HERETO, ALL EASEMENTS ARE HEREBY GRANTED PER THIS DOCUMENT.



**DEVELOPMENT DATA TABLE: PRELIMINARY PLAT**

DESCRIPTION	VALUE	UNIT
ALTAIR/ARCIS DEVELOPMENT	16.158	ACRES
RESERVED AREA	16.158	ACRES
PROPOSED NEW RIGHT-OF-WAY	2,088	SQ. FEET
PROPOSED NEW EASEMENTS	113,167	SQ. FEET
	8,607,500	SQ. FEET
	16,158	ACRES
	307,207	SQ. FEET

	PREPARED FOR: <b>PULTE HOME COMPANY, LLC</b> 1900 E. GOLF ROAD, SUITE 300 SCHAMBURG, 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
	Engineers: 7325 Janes Avenue, Suite 100 Woodridge, IL 60517 Schematics: 630-724-9200 ext 300 Surveyors: v3co.com	DRAWING COMPLETED: 10-11-19 FILED/WORK COMPLETED: N/A	DRAWN BY: SPK CHECKED BY: CDB	PROJECT MANAGER: CDB SCALE: 1" = 30'



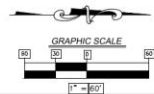
NOT INCLUDED

**NOTES:**

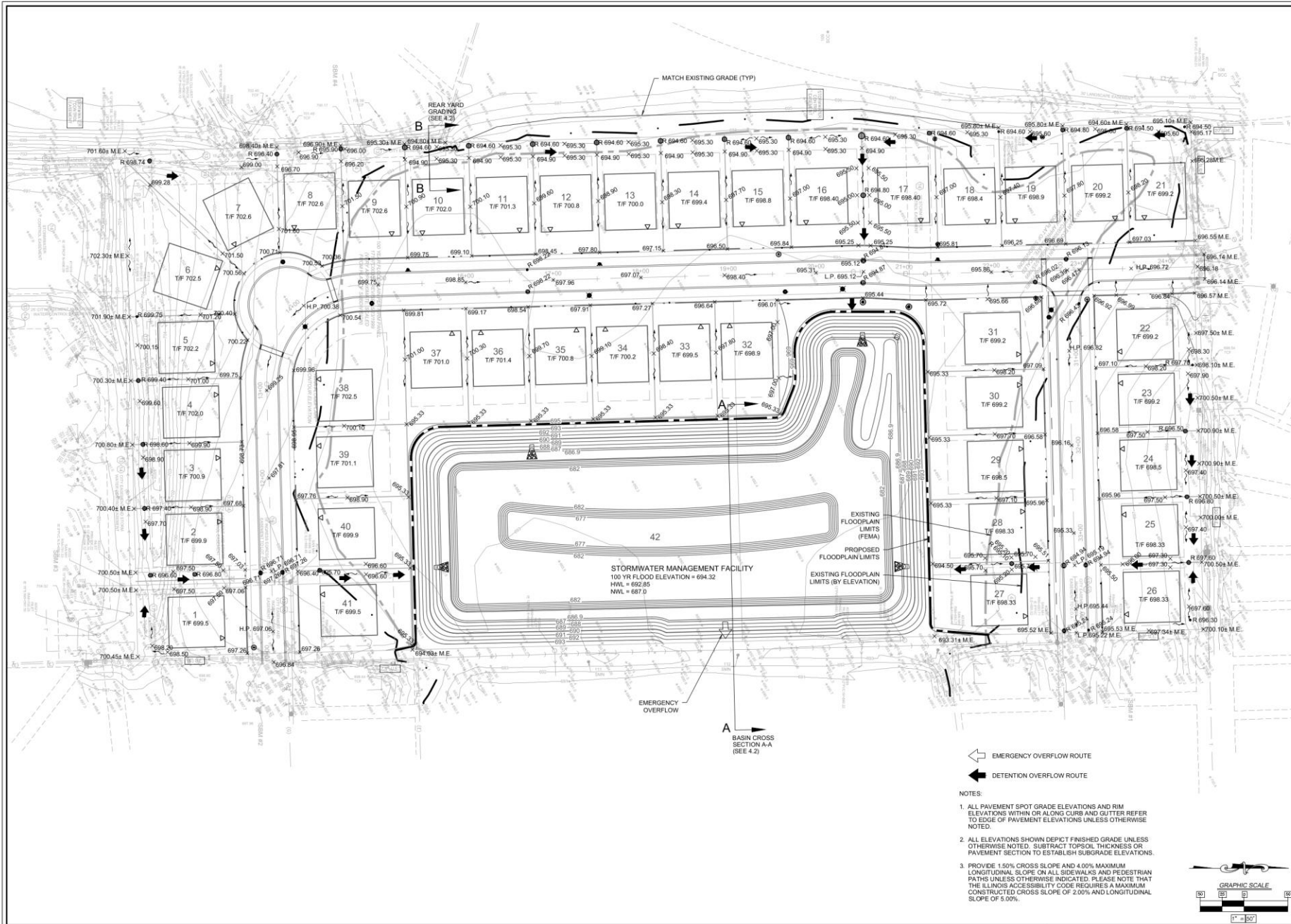
- CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
- UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 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 RA-400B 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

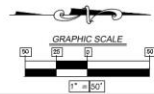


UTILITY PLAN		ORIGINAL ISSUE DATE: FEBRUARY 22, 2019	REVISIONS
NEW SONG SITE		PROJECT NO: 18338	NO. DATE
PULTE HOMES		PROJECT MANAGER: BR	DESCRIPTION
AURORA		DESIGNED BY: AB	
		CHECKED BY: AB	
		DRAWN BY: DB	
 7335 James Avenue Woodridge, IL 60517 830.224.9200 phone www.vista.com		DRAWING NO: <b>5.0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



- ← 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		REVISIONS
NEW SONG SITE		NO. DATE DESCRIPTION
PULTE HOMES		NO. DATE DESCRIPTION
AURORA		NO. DATE DESCRIPTION
ILLINOIS		NO. DATE DESCRIPTION
PROJECT NO. 18338		PROJECT MANAGER BR
ORIGINAL ISSUE DATE: FEBRUARY 22, 2019		DESIGNED BY: MAB
DRAWING NO. 4.0		CHECKED BY: DB
7335 Jessa Avenue Woodridge, IL 60517 830.724.9200 phone www.pulte.com		