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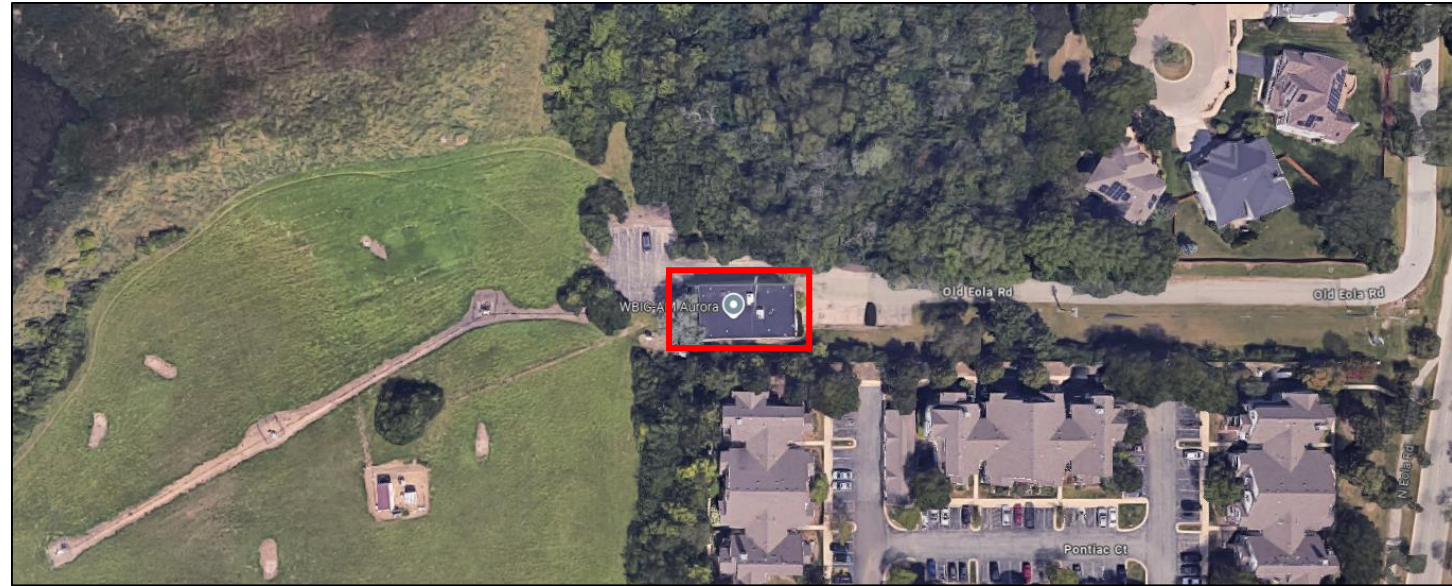
# Eola Preserve

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Aurora

# SUBJECT PROPERTY





RADIO STATION

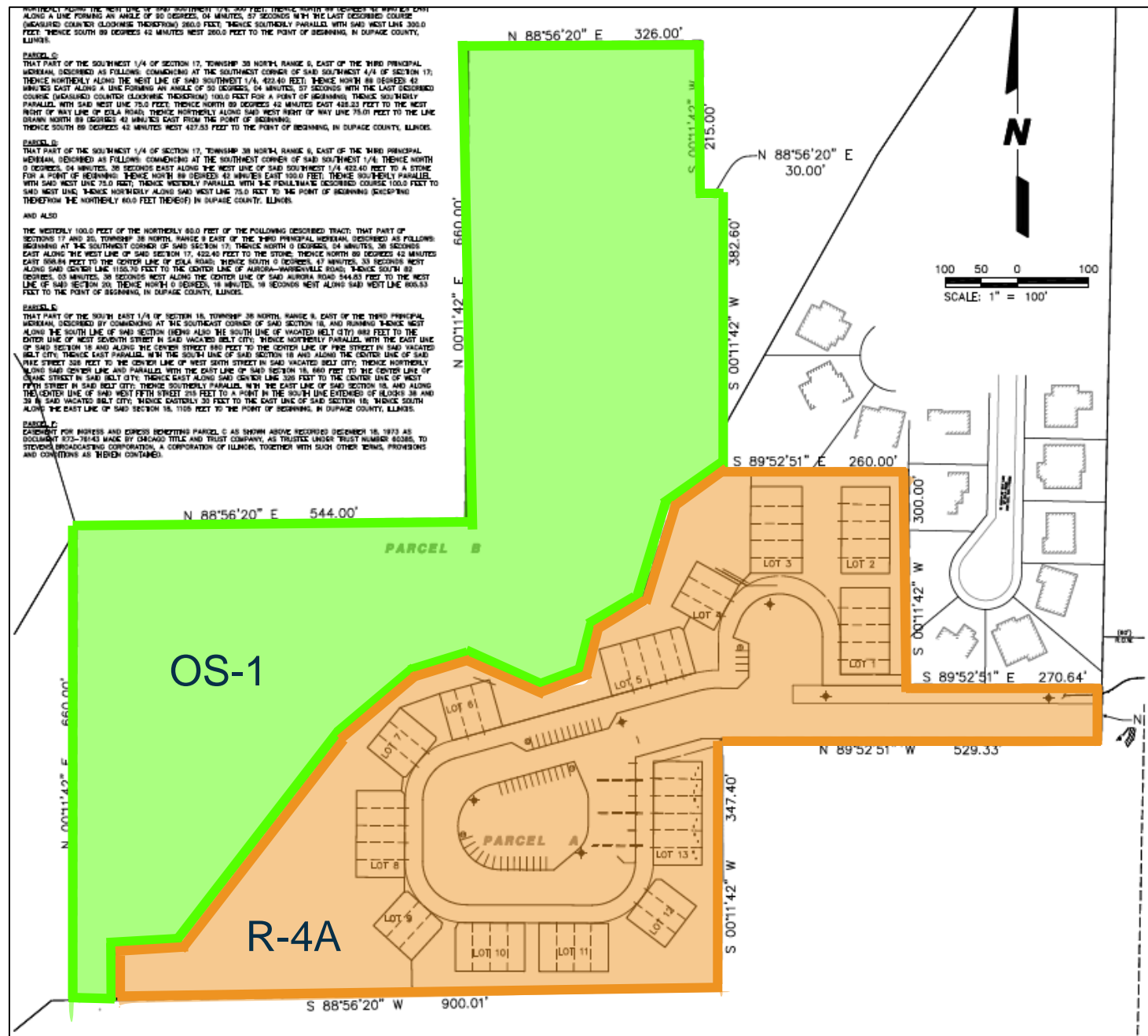
- **Resolution No. R24-404**

Approving a Preliminary Plat and Plan for Eola Preserve Subdivision located at 620 North Eola Road

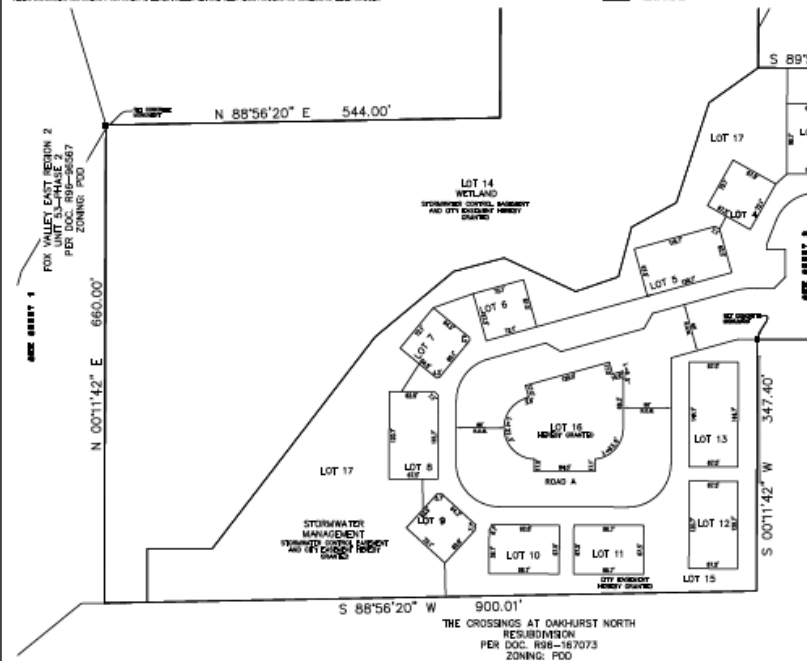
- **Ordinance No. O24-093**

Establishing a Conditional Use Planned Development, Approving the Eola Preserve Plan Description and Amending Chapter 49 of the Code of Ordinances, City of Aurora, by Modifying the Zoning Map Attached thereto to an Underlying Zoning of R-4A and OS-1, for the Property Located at 620 North Eola Road

E	Estate Dwelling District
R-1,R-2,R-3	One Family Dwelling District
R-4, R-4A	Two Family Dwelling District
R-5	Multiple Family Dwelling District
R-5A	General Residence District
B-1	Business District - Local Retail
B-2	Business District - General Retail
B-3	Business & Wholesale District
B-B	Business Boulevard District
NC	Neighborhood Commercial
DF	Downtown Fringe
DC	Downtown Core
O	Office
ORI	Office/Research/Light Industrial
R-D	Research & Development District
M-1	Manufacturing District - Limited
M-2	Manufacturing District - General
PDD	Planned Development District
P	Park / Open Space
OS-1	Conservation, Open Space and Drainage District
OS-2	Open Space and Recreation District
(S)	Special Use District
(C)	Conditional Use District
	Zoning Boundaries
	Railroads
	Paths
	Section Corners



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EXP. NO.	AREA (sq. ft.)	AREA (sq. m.)
1	0.7475	0.069
2	0.7475	0.067
3	0.7475	0.068
4	0.7475	0.070
5	0.7475	0.067
6	0.7475	0.070
7	0.7475	0.070
8	0.7475	0.067
9	0.7475	0.071
10	0.7475	0.069
11	0.7475	0.068
12	0.7475	0.067
13	0.7475	0.067
14	0.7475	0.069
15	0.7475	0.067
16	0.7475	0.068

[illegible]

**BRIDGE STREET PROPERTIES**  
P.O. BOX 5726  
NAPERVILLE, IL 60567  
630-281-4085

**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100  
Irvine, CA 92614-4671  
Tel: 949.453.6200 Fax: 949.453.6201  
E-mail: [info@cemcon.com](mailto:info@cemcon.com) Website: [www.cemcon.com](http://www.cemcon.com)

**NOTES**

ALL REPORTS OF THIS NATURE ARE TO BE  
FOR THE INFORMATION OF THE  
PUBLIC.

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED  
DATE 08-09-2001 BY SP-6 JAC/STP

PLEASE SEE ATTACHED FOR ALL OF

LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.

姓名	
学号	
班级	
姓名	
学号	
班级	

360  
FOX VALLEY EAST REGION 2  
UNIT 53-PHASE 2  
PER DOC. #98-06567  
ZONING: PDD

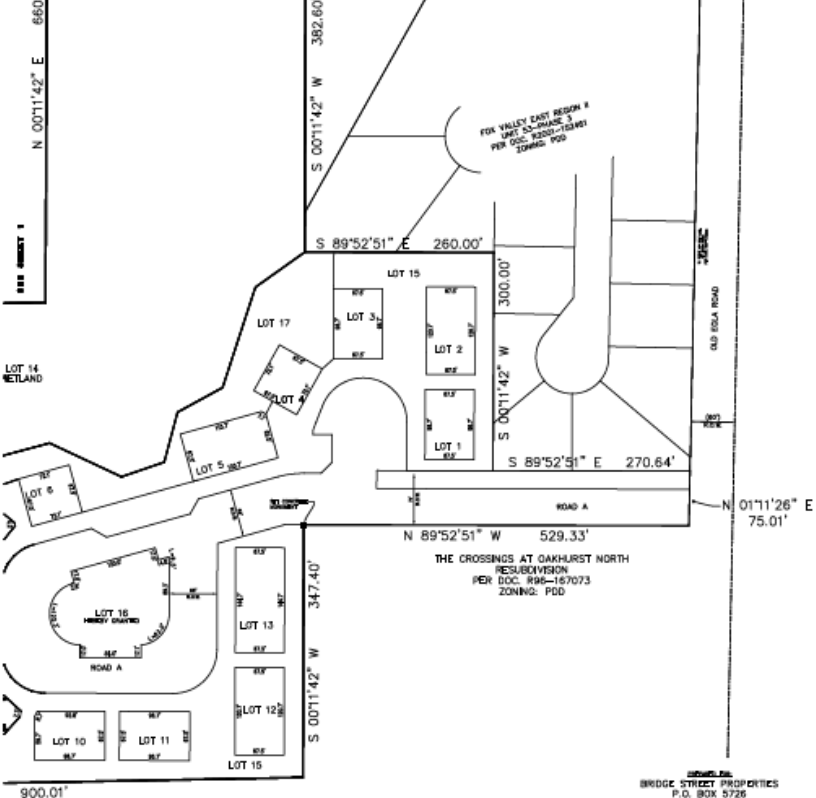
N 88°56'20" E 326.00'

S 00°11'42" W 215.00'

N 88°56'20" E 30.00'

0 100

N



**BRIDGE STREET PROPERTIES**  
P.O. BOX 5726  
NAPERVILLE, IL 60567  
630-281-4085

**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Drive, Suite 100  
Aurora, Illinois 60002-6675  
Tel: 630.882.2140 Fax: 630.882.2141  
E-mail: [info@cemcon.com](mailto:info@cemcon.com) Website: [www.cemcon.com](http://www.cemcon.com)

DATE: 04/01/03 REC'D: 04/01/03  
 DRAWN BY: EDD P.D. NO. / P.D. NO.  
 COMPUTED DATE: 3-4-2004 JOB NO.  
 EMP: TOP2 PROJECT MANAGER

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LOT DIMENSIONS & AREA AN  
APPROXIMATIONS & WELL VAN  
AT FIRM OF FINAL PLATTING

[illegible]

DATE: 04/01/03 REC'D: 04/01/03  
 DRAWN BY: EDD P.D. NO. / P.D. NO.  
 COMPUTED DATE: 3-4-2004 JOB NO.  
 EMP: TOP2 PROJECT NAME:

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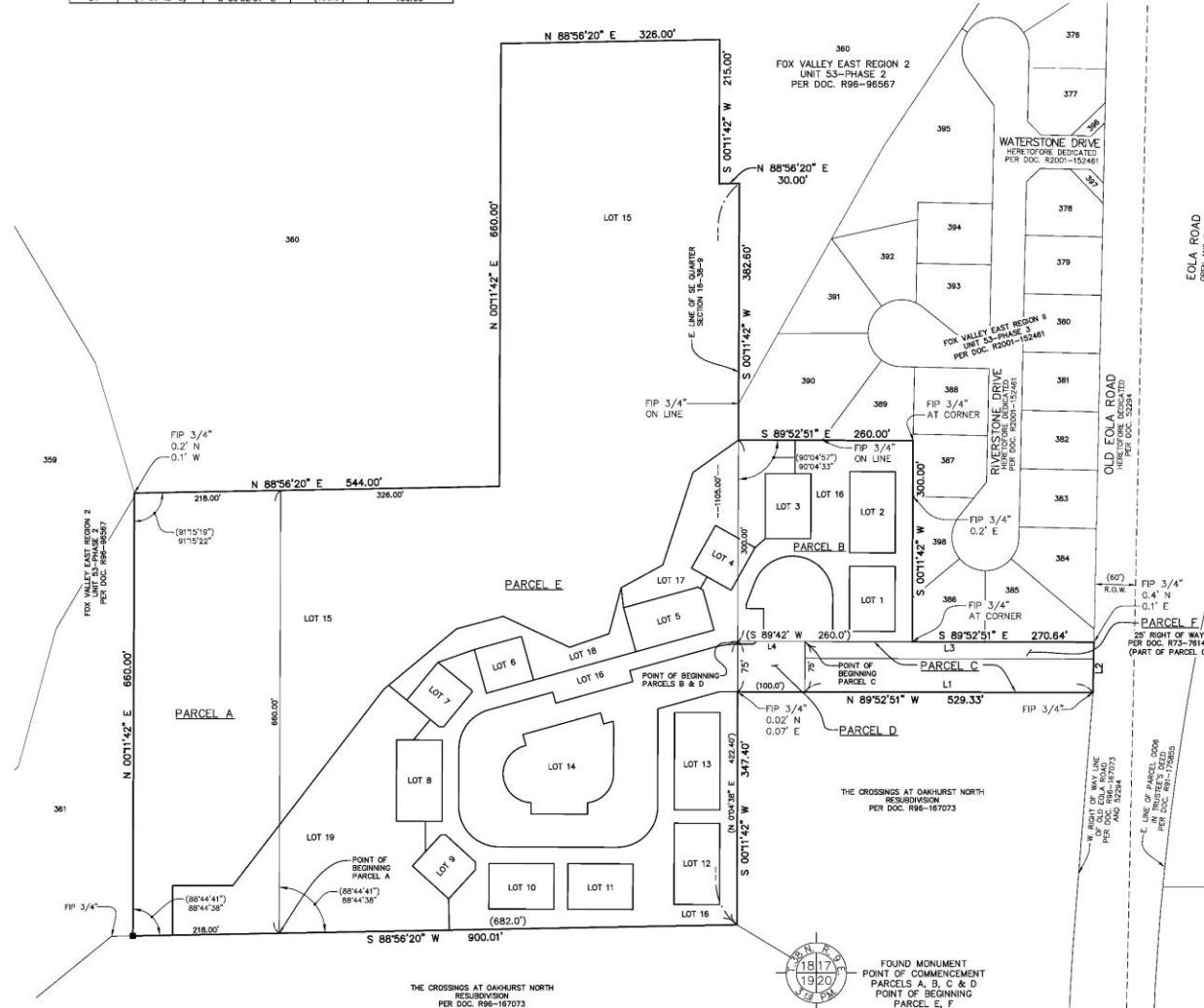
# FINAL PLAT FOR EOLA PRESERVE SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 17, AND THE  
SOUTHEAST QUARTER OF SECTION 18, BOTH IN TOWNSHIP 38  
NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN DUPAGE COUNTY, ILLINOIS

NOTE:  
KEYMAP FOR BOUNDARY  
AND PAGE INDEX ONLY.  
SEE FOLLOWING SHEETS  
FOR PARTICULARS.

LINE TABLE				
LINE	RECORD BEARING	MEASURED BEARING	RECORD LENGTH	MEASURED LENGTH
L1	(N 89°42' E)	S 89°52'51" E	(428.23')	428.33'
L2	---	N 01°11'42" E	(75.01')	75.01'
L3	(S 89°42' W)	N 89°52'51" W	(427.53')	430.63'
L4	(N 89°42' E)	S 89°52'51" E	(100.0')	100.00'

LOT AREA SUMMARY TABLE	
LOT NO.	SQ. FT.
1	0.556
2	0.228
3	0.556
4	0.228
5	0.210
6	0.217
7	0.214
8	0.228
9	0.289
10	0.556
11	0.556
12	0.228
13	0.460
14	18.705
15	507.784
16	105.151
17	24.346
18	14.054
19	741.178



City Resolution: \_\_\_\_\_  
Passed On: \_\_\_\_\_

SUBMITTED BY AND PLEASE RETURN TO:  
CITY OF AURORA PLANNING DIVISION  
44 E. DOWNER PLACE  
AURORA, IL 60507

80 40 0 80  
SCALE: 1 INCH = 80 FEET

LEGEND	
—	SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
---	LOT LINE/PROPERTY LINE (Thin Line)
---	ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
---	EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Line)
---	CENTERLINE (Single Dashed Line)
---	QUARTER SECTION LINE (Double Dashed Line)
---	SECTION LINE (Triple Dashed Line)
■	SET CONCRETE MONUMENT

## NOTES

3/4" INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.  
ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.  
DIMENSIONS ENCLOSED WITH ( ) ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.  
ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.  
P.U. & D.E. - INDICATES PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED. SEE PROVISIONS CONTAINED HEREIN.  
B.S.L. - BUILDING SETBACK LINE  
THE MEASURED BEARINGS SHOWN ARE BASED ON THE WEST LINE OF THE SUBJECT SITE BEING N 00°11'42" E.  
FP = FOUND IRON PIPE (# AS SHOWN)  
FR = FOUND IRON ROD (# AS SHOWN)  
LOTS 16, 17, 18, 19 AND 20 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.  
A BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY GRANTED OVER LOT 16. SEE PROVISIONS CONTAINED HEREIN.

DEVELOPMENT DATA TABLE: FINAL PLAT EOLA PRESERVE		
Description	Value / Unit	
A. TAX PARCEL IDENTIFICATION NUMBER(S) (PIN):	07-17-301-008 07-17-301-011 07-17-301-012 07-18-401-002 PART OF 07-18-401-006	
B. SUBDIVIDED AREA	21.581 Acres / 940,063 S.F.	
C. PROPOSED R.O.W. DEDICATION	2.461 Ac. / 107,204 S.F. 1,511 L.F. of Centerline	
D. PROPOSED NEW EASEMENTS	17.076 Ac. / 743,827 S.F.	

PREPARED FOR:  
BRIDGE STREET PROPERTIES  
P.O. BOX 5726  
NAPERVILLE, IL 60567  
630-281-4085



PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100 Aurora, Illinois  
60502-9673 PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: cadd@cemcon.com Website: www.cemcon.com  
DISC NO.: 847017 FILE NAME: SUBPLAT  
DRAWN BY: A.B. FLD. BK. / PG. NO.: 815/52-53  
COMPLETION DATE: 01-07-25 JOB NO.: 847.017  
CHECKED BY:  
REVISED 03-11-25/A.B. PER CITY COMMENTS DATED 02-17-25  
REVISED 03-12-25/A.B. REVISED AND RENUMBERED LOTS  
REVISED 03-26-25/A.B. MODIFIED LOT 17 AND  
ADDED LOTS 18-20  
REVISED 04-15-25/A.B. REMOVED LOT 20  
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WALTER S. OTTOW'S  
ASSESSMENT PLAT  
PER DOC. 531314



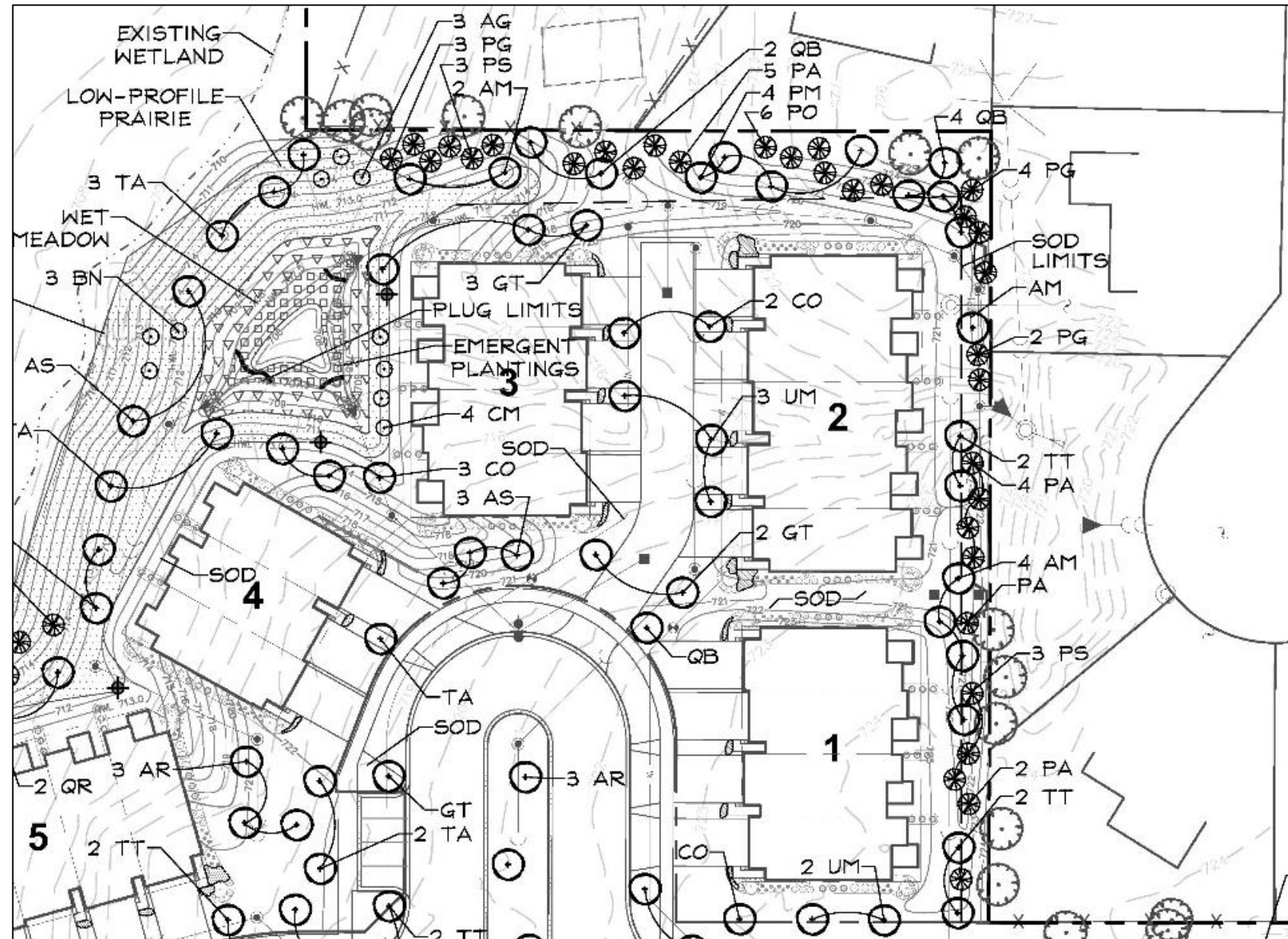
FOUND MONUMENT  
POINT OF COMMENCEMENT  
PARCELS A, B, C & D  
POINT OF BEGINNING  
PARCEL E, F

THE CROSSINGS AT OAKHURST NORTH  
RESUBDIVISION  
PER DOC. R96-167073

THE CROSSINGS AT OAKHURST NORTH  
RESUBDIVISION  
PER DOC. R96-167073

# FINAL PLAT

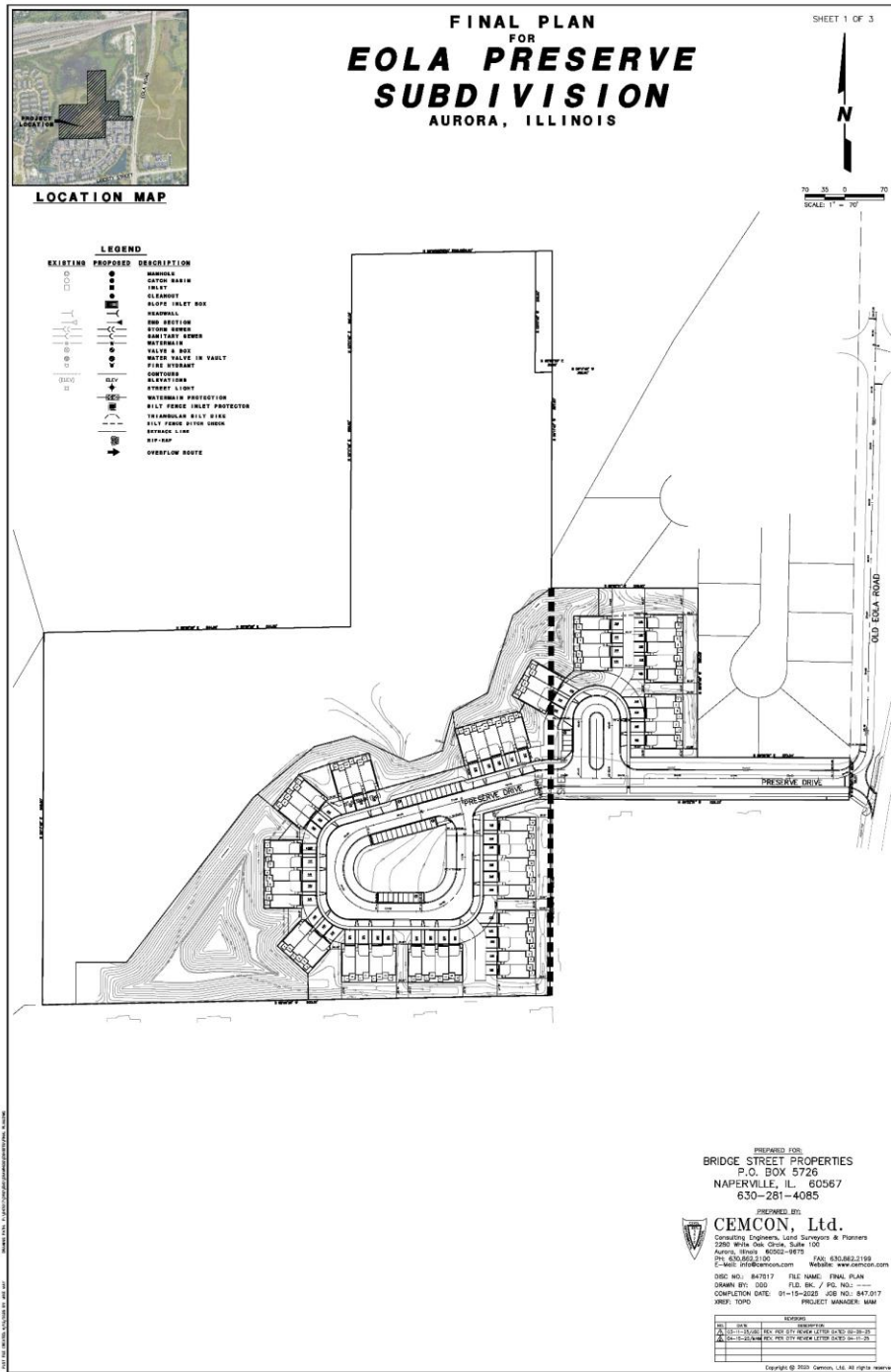




# LANDSCAPE

# Thank You





## Preliminary

DEVELOPMENT DATA TABLE	
Description	Value / Unit
A. TAX PARCEL IDENTIFICATION NUMBER(S) (PINs):	07-18-404-002, 07-18-401-006, 07-17-301-012, 07-17-301-011, 07-17-301-008
B. PROPOSED LAND USE(S):	SINGLE FAMILY ATTACHED
C. TOTAL PROPERTY SIZE:	21.58 Ac. / 940,149 S.F.
D. TOTAL LOT COVERAGE (Buildings and Pavement)	167,706 S.F. / 18%
E. OPEN SPACE/LANDSCAPING:	772,443 S.F. / 82%
F. LAND TO BE DEDICATED TO THE SCHOOL DISTRICT:	0 Acres
G. LAND TO BE DEDICATED TO THE PARK DISTRICT:	0 Acres
H. NUMBER OF PARKING SPACES PROVIDED (Individually Accessible):	154 Spaces
i. surface parking lot	0 Spaces
perpendicular	46 Spaces
parallel	0 Spaces
angled	0 Spaces
handicapped	0 Spaces
ii. enclosed	108 Spaces
iii. bike	0 Spaces
I. NUMBER OF BUILDINGS:	13
i. Number of Stories	2 Stories
ii. Building Square Footage (typical)	7,532 S.F.
iii. Square Footage of retail floor area	0 S.F.
iv. First Floor Building Square Footage (typical)	6,040 S.F.
J. TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS:	54 Units
i. gross density	2.50 DU / Ac.
ii. net density	2.90 Net Density
K. NUMBER OF SINGLE FAMILY DWELLING UNITS:	0 Units
i. gross density	0 DU / Ac.
ii. net density	0 Net Density
iii. Unit Square Footage (average)	0 S.F.
iv. Bedroom Mix	0% 1 Bedroom 0% 2 Bedroom 0% 3 Bedroom 0% 4 Bedroom
v. Number of Single Family Corner Lots	0 Units
L. NUMBER OF SINGLE FAMILY ATTACHED DWELLING UNITS:	54 Units
i. gross density	2.50 DU / Ac.
ii. net density	2.90 Net Density
iii. Unit Square Footage (average)	1,883 S.F.
iv. Bedroom Mix	0% 1 Bedroom 0% 2 Bedroom 100% 3 Bedroom 0% 4 Bedroom
M. NUMBER OF MULTIFAMILY DWELLING UNITS:	0 Units
i. gross density	0.00 DU / Ac.
ii. net density	0.00 Net Density
iii. Unit Square Footage (average)	0 S.F.
iv. Bedroom Mix	0% Efficiency 0% 1 Bedroom 0% 2 Bedroom 0% 3 Bedroom

## Final

DEVELOPMENT DATA TABLE	
Description	Value / Unit
A. TAX PARCEL IDENTIFICATION NUMBER(S) (PINs):	07-18-404-002, 07-18-401-006, 07-17-301-012, 07-17-301-011, 07-17-301-008
B. PROPOSED LAND USE(S):	SINGLE FAMILY ATTACHED
C. TOTAL PROPERTY SIZE:	21.58 Ac. / 940,149 S.F.
D. TOTAL LOT COVERAGE (Buildings and Pavement)	167,706 S.F. / 18%
E. OPEN SPACE/LANDSCAPING:	772,443 S.F. / 82%
F. LAND TO BE DEDICATED TO THE SCHOOL DISTRICT:	0 Acres
G. LAND TO BE DEDICATED TO THE PARK DISTRICT:	0 Acres
H. NUMBER OF PARKING SPACES PROVIDED (Individually Accessible):	154 Spaces
i. surface parking lot	0 Spaces
perpendicular	46 Spaces
parallel	0 Spaces
angled	0 Spaces
handicapped	0 Spaces
ii. enclosed	108 Spaces
iii. bike	0 Spaces
I. NUMBER OF BUILDINGS:	13
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J. TOTAL NUMBER OF RESIDENTIAL DWELLING UNITS:	54 Units
i. gross density	2.50 DU / Ac.
ii. net density	2.90 Net Density
K. NUMBER OF SINGLE FAMILY DWELLING UNITS:	0 Units
i. gross density	0 DU / Ac.
ii. net density	0 Net Density
iii. Unit Square Footage (average)	0 S.F.
iv. Bedroom Mix	0% 1 Bedroom 0% 2 Bedroom 0% 3 Bedroom 0% 4 Bedroom
v. Number of Single Family Corner Lots	0 Units
L. NUMBER OF SINGLE FAMILY ATTACHED DWELLING UNITS:	54 Units
i. gross density	2.50 DU / Ac.
ii. net density	2.90 Net Density
iii. Unit Square Footage (average)	1,883 S.F.
iv. Bedroom Mix	0% 1 Bedroom 0% 2 Bedroom 100% 3 Bedroom 0% 4 Bedroom
M. NUMBER OF MULTIFAMILY DWELLING UNITS:	0 Units
i. gross density	0.00 DU / Ac.
ii. net density	0.00 Net Density
iii. Unit Square Footage (average)	0 S.F.
iv. Bedroom Mix	0% Efficiency 0% 1 Bedroom 0% 2 Bedroom 0% 3 Bedroom

## Conditions to Resolution 24-404

1. Applicable permits and approvals from DuDOT shall be issued prior to the approval of Final Engineering plans by the City of Aurora
2. Petitioner is responsible for paying the costs of patching, milling, and overlaying the portion of Old Eola Road that extends from Waterstone Drive to the entrance of the Property
3. The gravel path that extends along the N. Eola Rd frontage of the subject property shall be paved as an asphalt multi-use path and shall taper to match into the existing path along the back of curb north of the right-out access to N. Eola Road.
4. That the Preliminary Plat and Plan approval be contingent upon final engineering approval
5. That the Buildings on Lots 1 and 2 shall not have rooftop terraces
6. That an 8' solid fence be constructed along the shared northern and eastern property lines of Lot 15 between the single-family residential lots and Lots 1, 2, and 3 of this development. In lieu of an 8' solid fence, the Petitioner shall install approximately an additional 2 CTE per 100 feet for the buffer requirement. Said requirement shall be determined at Final Plat and Plan time.
7. That the Declaration of Covenants, Conditions, and Restrictions for the Property include a provision that no more than 30% of dwelling units be licensed rental units.

# CONSESSIONS

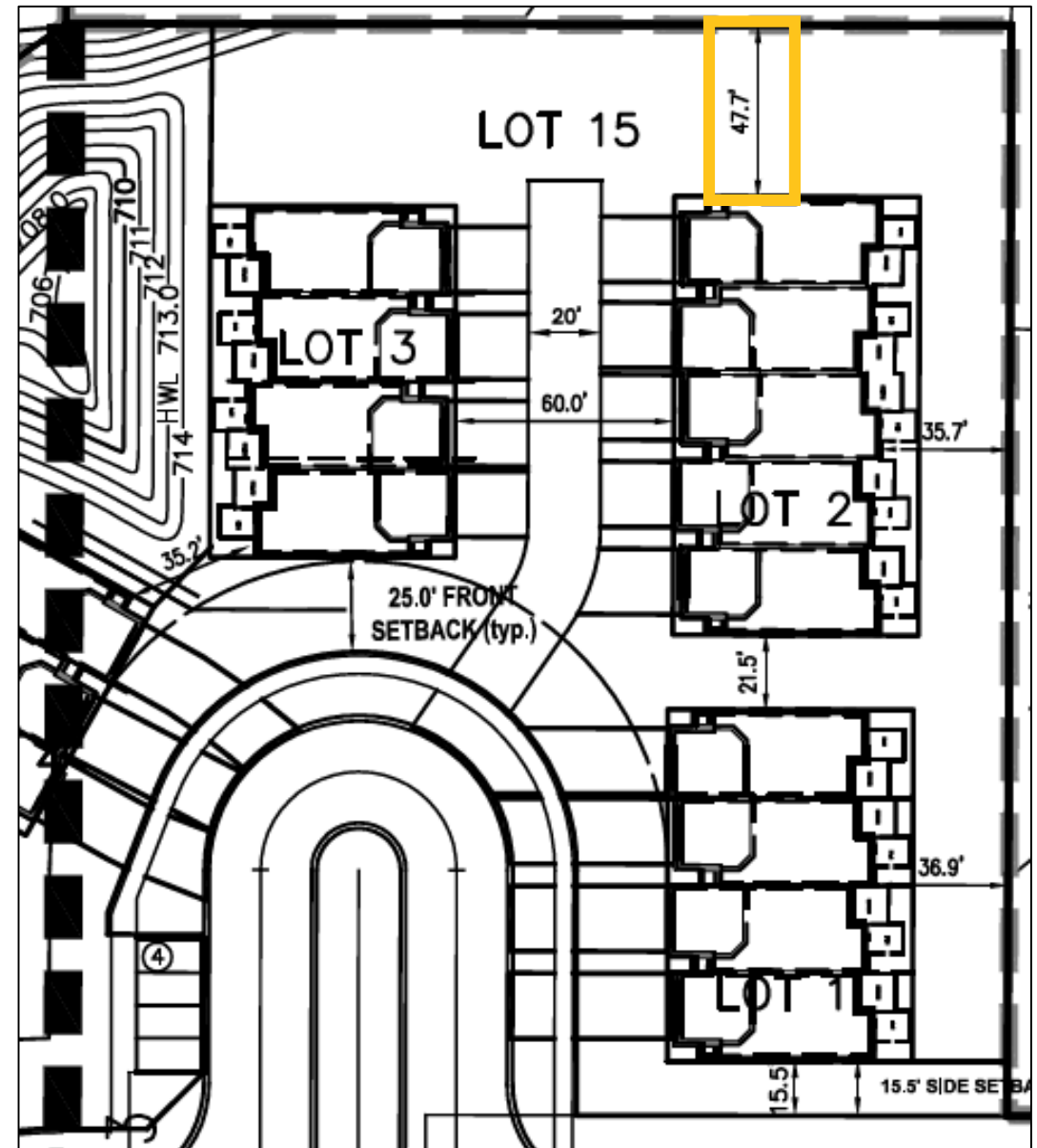
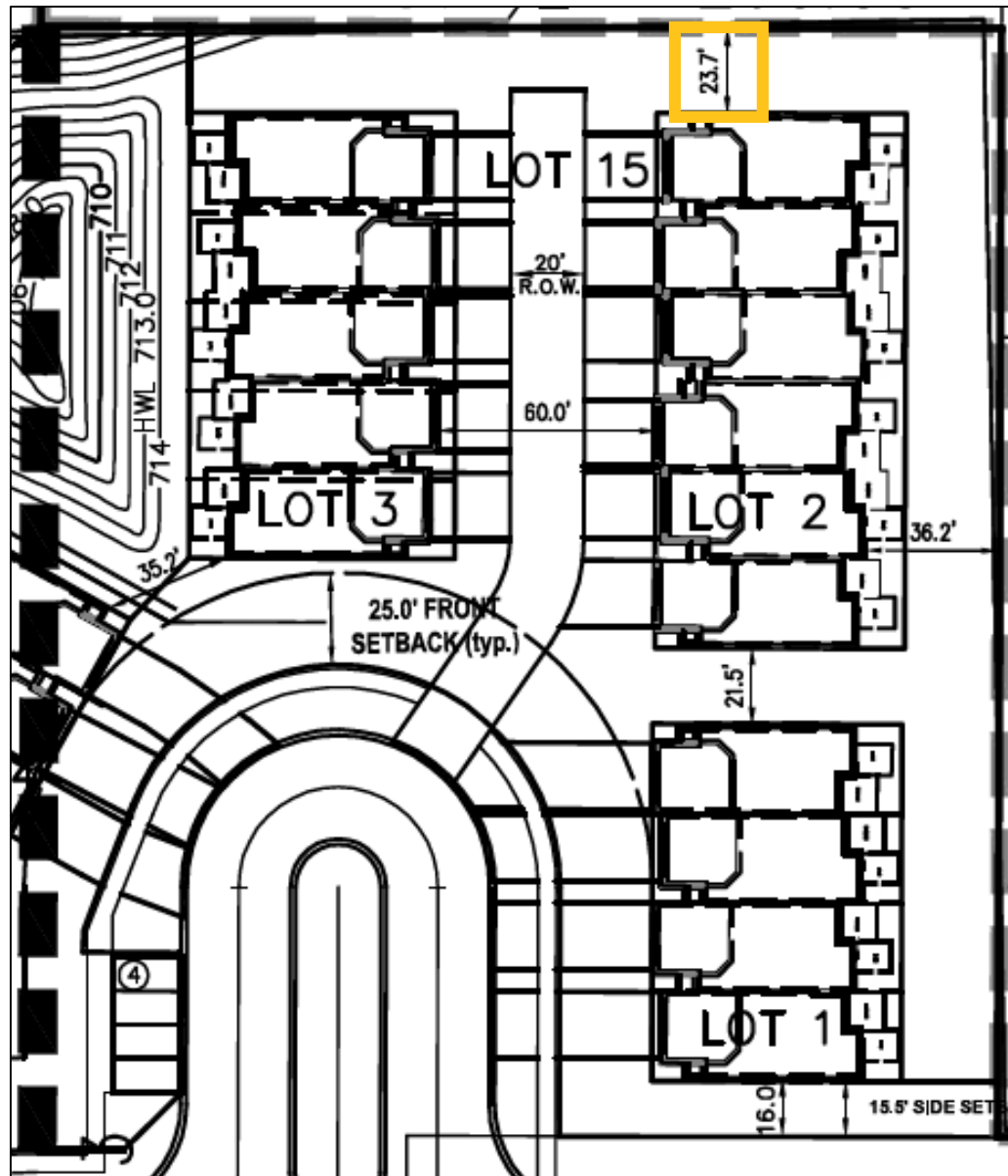
## TRAFFIC

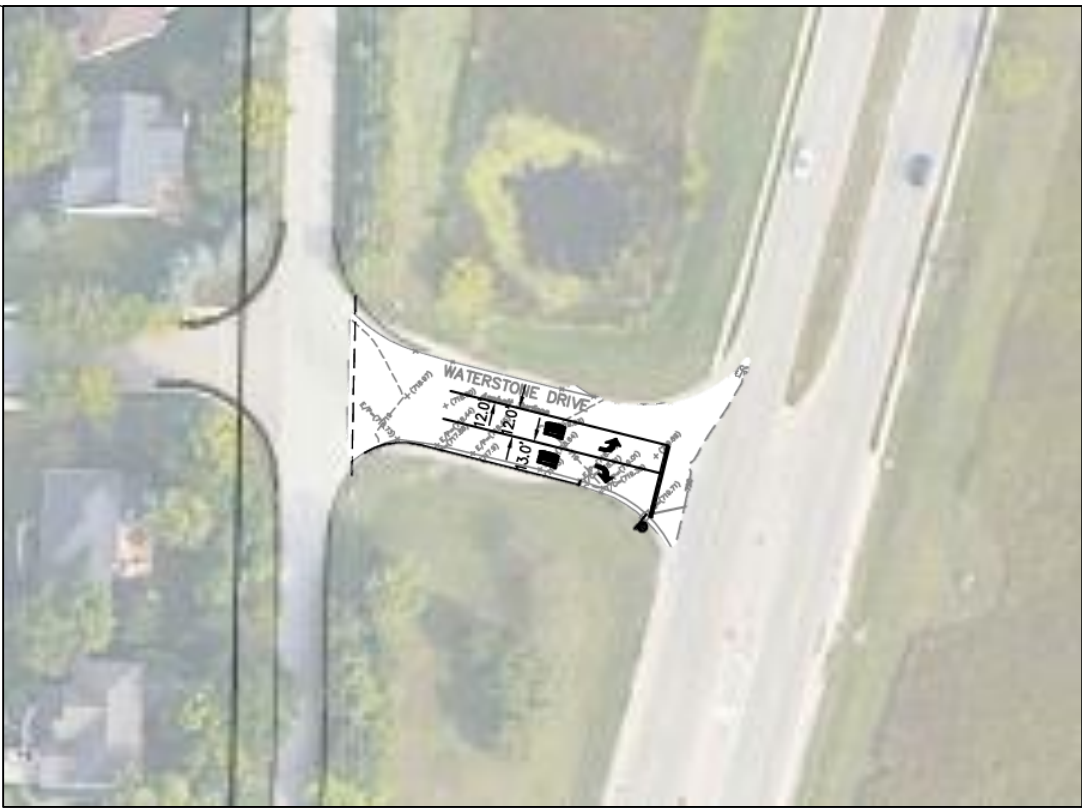
- **Traffic Signal Warrant Analysis:** formally established a traffic signal was neither warranted, nor even remotely close to meeting required warrants for installation of a traffic signal.
  - City of Aurora and DuPage County Department of Transportation accepted these findings.
- **Eola Road Median Modification:** designed and proposed a median modification to Eola Road intended to provide additional spacing to accommodate two-stage turning movements. DuPage County denied Developer's request to modify the median.

## PLANNING AND SITE PLAN

- **Preliminary Plan Setback:** relocated 2 units south of Old Eola Road resulting in an increased setback from the north property line from 24' to now +/- 48'.
  - Density will remain constant
  - One dwelling unit removed from Building 2 and Building 3
  - Both units moved to Building 12
- **Elimination of Rooftop Terraces:** removed upgrade option to buyers for Buildings 1 and 2.
- **Landscape Buffer:** Developer will roughly "double" quantity of plantings in landscape buffer.
  - Based on neighboring homeowners feedback, upgraded landscaping in lieu of an 8' fence is preferred.
  - Existing landscape plan already incorporates buffer plantings in excess of code requirements.
  - Introducing landscape architect to neighboring residents to uniquely design final buffer planting plan.
- **Rental Restrictions:** Limiting rental percentage within development to 30% though HOA covenants and restrictions.





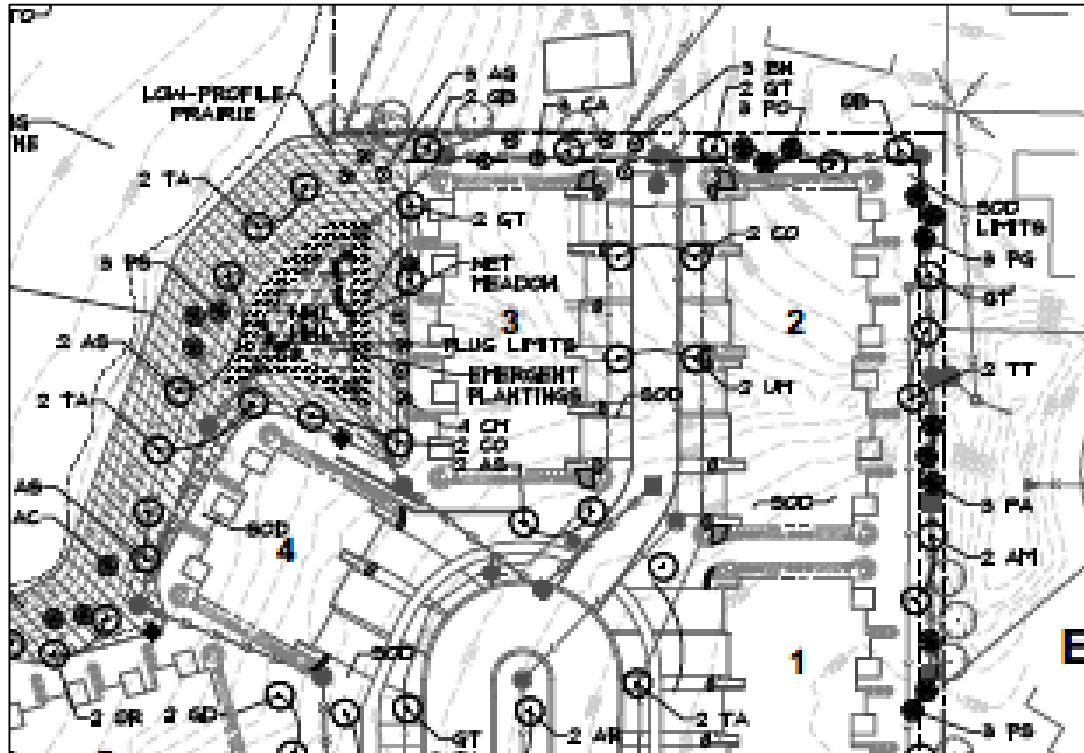


ROAD IMPROVEMENTS

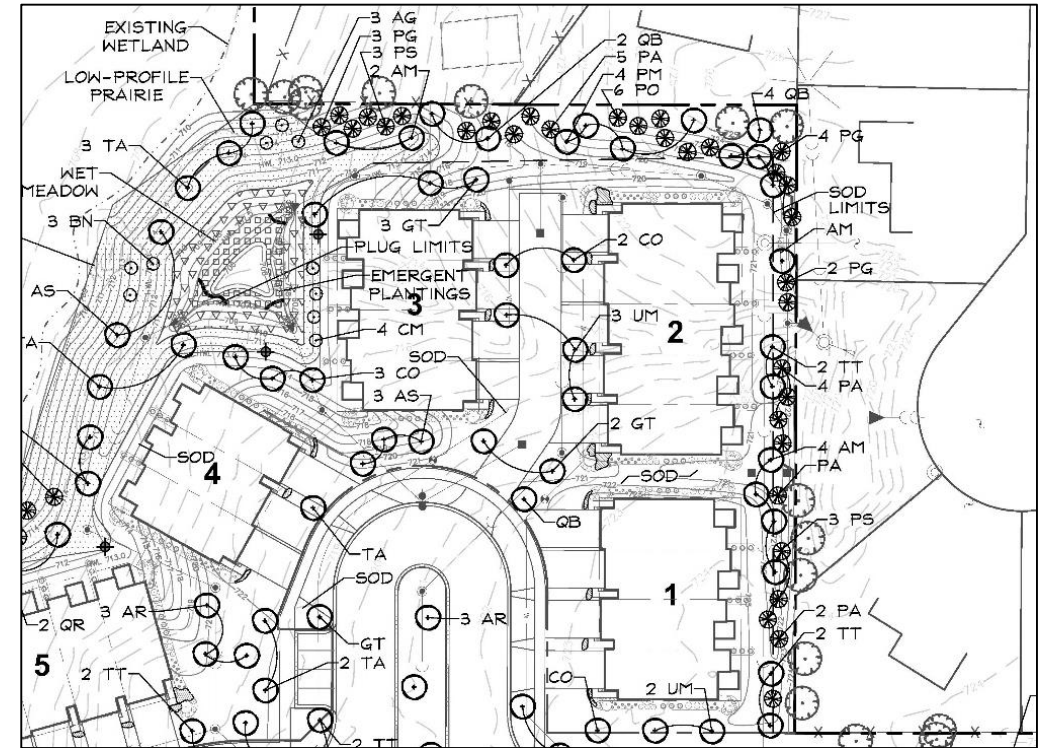
# Landscaping



## PRELIM



## FINAL



## COMPARISON

EOLA PRESERVE  
AURORA, ILLINOIS  
LANDSCAPE PLAN

**GARY H. WHEELER ASSOCIATES, INC.**  
LAND PLANNING  
ARCHITECTURAL CONSULTING  
LANDSCAPE ARCHITECTURE  
220 SOUTH WASHINGTON STREET, SUITE 200  
AURORA, ILLINOIS 60009

**CLIENT:**  
NAPOLEON BLINDS, INC.  
1000 WEST 100TH STREET, SUITE 100  
AURORA, ILLINOIS 60009

**DATE:** 08.26.2024  
**PROJECT NO.:** 240000  
**DESIGNER:** JMW  
**CHECKER:** JMW  
**SHEET NO.:** L1.2

**REVISIONS:**

1. 08.26.2024

2. 08.26.2024

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Landscape Data Table: Planting Material Key			
Note: Symbols are blackline for proposed gray-scale for existing			
Canopy Trees (minimum size 2.5 caliper) Count:	247		
Evergreen Trees (minimum size 6 feet) Count:	54		
Understory Trees (minimum size 2.5 caliper or 8 feet if multi-stemmed) Count:	62		
Evergreen Shrubs (minimum of 18 inches) Count:	0		
Deciduous Shrubs (minimum of 18 inches) Count:	0		
Ornamental Grasses Count:	0		
Perennials Count:	43		
Animals Count:	0		
Groundcover Square Footage:	0		
Turf (Seeded) Square Footage:	47855		
Turf (Sod) Square Footage:	84611		
Native Prairie Planting Square Footage:	63888		
Native Wetland Planting Square Footage:	17849		

Landscape Data Table: CTEs Provided			
	CTE Value	Count Provided	Total CTEs Provided
Canopy Trees	1	247	247
Evergreen Trees	1/3	54	18
Understory Trees	1/3	62	21
Deciduous Shrubs	1/20	0	0
Evergreen Shrubs	1/20	0	0
Total:		363	286

Landscape Implementation Data Table: Plant List by Category						
	QTY	Percent	SYM	BOTANICAL NAME (Family / Genus / Species)	COMMON NAME	SIZE
Canopy Trees	16	6%	AR	Acer x freemanii 'Redpointe'	REDPOINTE MAPLE	2.5" Cal
	19	8%	AM	Acer nyctagale 'Morton'	STATE STREET MAPLE	2.5" Cal
	23	9%	AS	Acer x saccharum 'Green Mountain'	GREEN MOUNTAIN SUGAR MAPLE	2.5" Cal
	21	9%	CO	Celtis occidentalis	COMMON HACKBERRY	2.5" Cal
	18	7%	GT	Gleditsia triacanthos var. inermis 'Skyline'	SKYLINE HONEYLOCUST	2.5" Cal
	16	6%	GD	Gymnocladus dioica 'Espresso-JFS'	ESPRESSO KENTUCKY COFFEE TREE	2.5" Cal
	21	9%	PM	Platanus x acerifolia 'Morton Circle'	EXCLAMATION LONDON PLANE TREE	2.5" Cal
	25	10%	QB	Quercus bicolor	SWAMP WHITE OAK	2.5" Cal
	19	8%	QR	Quercus rubra	RED OAK	2.5" Cal
	22	9%	TA	Tilia americana 'Redmond'	REDMOND AMERICAN LINDEN	2.5" Cal
Evergreen Trees	22	9%	TT	Tilia tomentosa 'Sterling'	STERLING SILVER LINDEN	2.5" Cal
	25	10%	UM	Ulmus 'Morton Glossy'	TRIUMPH ELM	2.5" Cal
	6	11%	AC	Abies concolor	WHITE FIR	6' Ht.
	14	26%	PA	Picea abies	NORWAY SPRUCE	6' Ht.
	14	26%	PG	Picea glauca 'Densata'	BLACK HILLS SPRUCE	6' Ht.
	12	22%	PO	Picea omorika	SERBIAN SPRUCE	6' Ht.
	8	15%	PS	Pinus strobus	WHITE PINE	6' Ht.
	12	19%	AG	Amelanchier x grandiflora	APPLE SERVICEBERRY	8' Ht. Multi-Stem
	12	19%	BN	Betula nigra 'Cully'	HERITAGE RIVER BIRCH	8' Ht. Multi-Stem
	7	11%	CA	Cornus caroliniana	AMERICAN HORNBEE	8' Ht. Tree-Form
Understory Trees	12	19%	CC	Cercis canadensis	EASTERN REDBUD	8' Ht. Multi-Stem
	9	15%	CM	Cornus mas	CORNELIANCHERRY DOGWOOD	8' Ht. Multi-Stem
	10	16%	MP	Malus 'Prinifer'	PRAIRIFIRE CRABAPPLE	8' Ht. Multi-Stem
	90			Shredded Hardwood Mulch	C.Y.	
	9243			Sod	S.Y.	
	1.1			Turf Seed and Blanket	AC	
	1.5			Low Profile Prairie Seed Mix & Erosion Control Blanket	AC	
	0.7			Wet Meadow Seed Mix & Erosion Control Blanket	AC	
	0.3			Emergent Papyrus	AC	
	0.2			Emergent Seed Mix	AC	
Misc. Materials	8			Naturalized Area Sign	EA	
	62	100%				

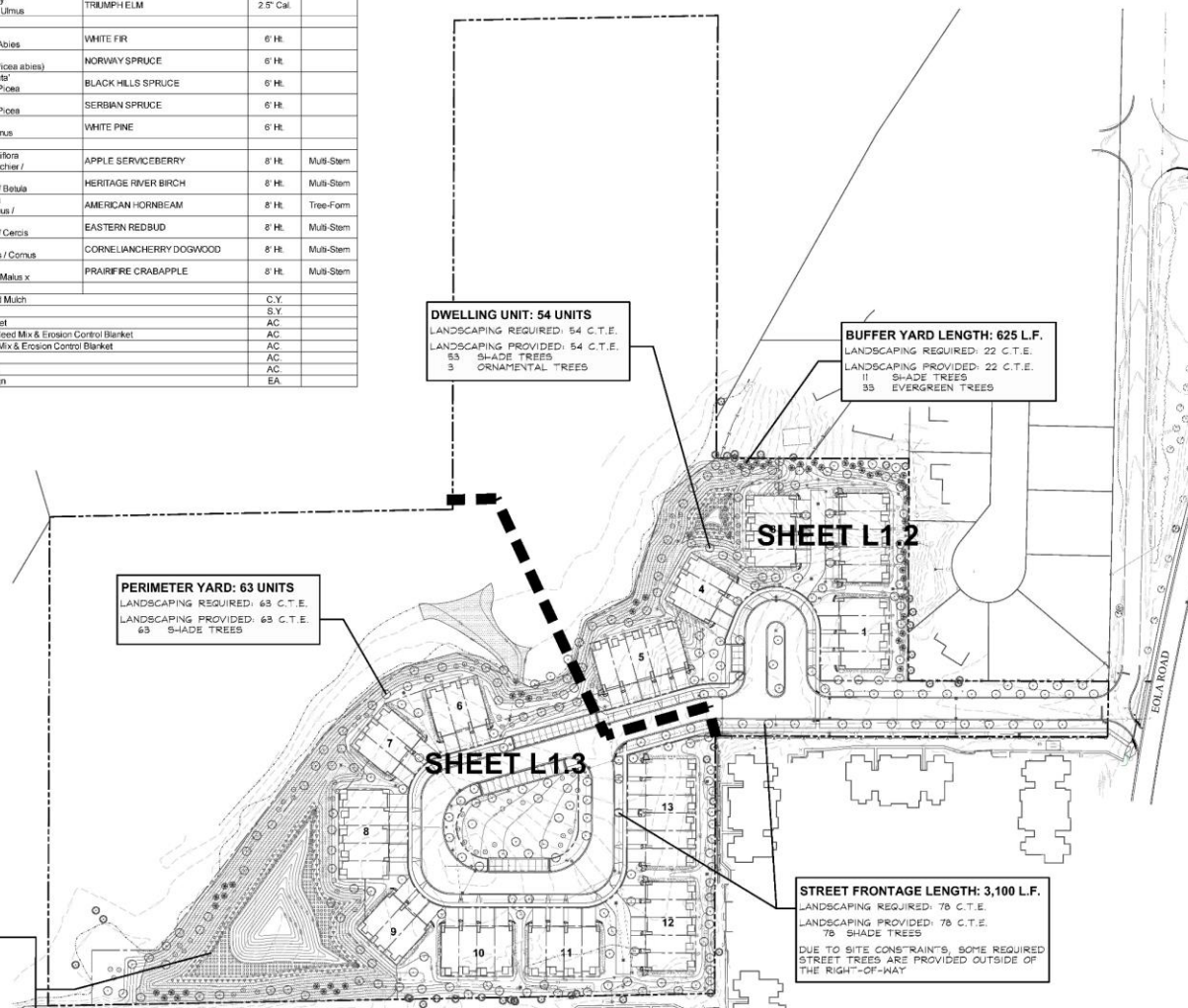
## SYMBOL LEGEND

STORM SEWER  
SANITARY SEWER  
WATER MAIN  
SANITARY MANHOLE  
STORM MANHOLE  
CATCH BASIN  
STORM INLET  
8" R/S  
VALVE IN VAULT  
VALVE IN BOX  
FIRE HYDRANT  
HAND LND. SECTION  
STREET LIGHT  
1' FOOT CONTOURS  
CURB AND GUTTER  
PROPERTY LINE  
ADJACENT LINE  
SETBACK LINE  
NATURALIZED AREA SIGN

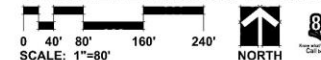
WET BOTTOM DETENTION BASIN  
H.W.L. LENGTH: 2,200 L.F.  
LANDSCAPING REQUIRED: 66 C.T.E.  
LANDSCAPING PROVIDED: 66.6 C.T.E.  
40 SHADE TREES  
64 UNDERSTORY TREES  
21 EVERGREEN TREES

## GENERAL NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractor's convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.
- Landscape Plan shows details & locations for seat walls & raised planters, all other walls are specified on engineering plans.



## OVERALL LANDSCAPE PLAN



GARY R. WEBER  
ASSOCIATES, INC.  
LAND PLANNING  
ECOLOGICAL CONSULTING  
LANDSCAPE ARCHITECTURE  
402 W. LIBERTY DRIVE  
WHEATON, ILLINOIS 60187  
PHONE: 630.668.7197  
www.grwa.com

CLIENT  
BRIDGE STREET PROPERTIES  
610 W. JEFFERSON AVE  
NAPERVILLE, ILLINOIS 60563  
CITY INCORPORATED  
CEMCON, LTD.  
220 WHITE OAK CIRCLE  
SUITE 100  
AURORA, IL 60002

EOLA PRESERVE  
AURORA, ILLINOIS  
OVERALL LANDSCAPE PLAN

6 04.15.2025  
5 03.18.2025  
4 01.30.2025  
3 09.28.2024  
2 05.14.2024  
1 03.27.2024  
REVISIONS

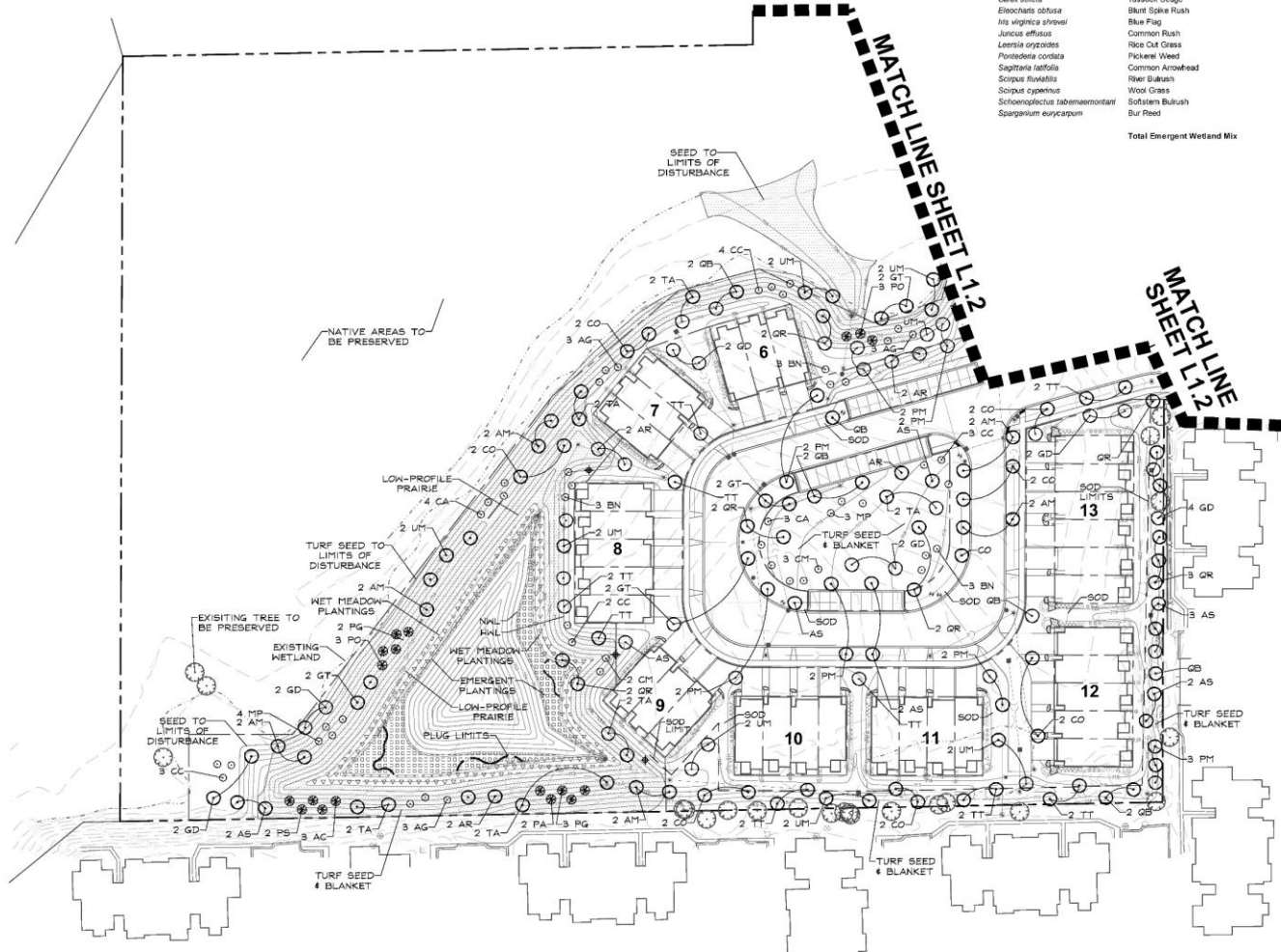
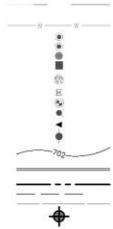
DATE 2.09.2024  
PROJECT NO. BS2305  
DRAWN GEH  
CHECKED ZML  
SHEET NO.

L1.1



# SYMBOL LEGEND

- STORM SEWER
- SANITARY SEWER
- WATER MAIN
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- STORM INLET
- RIP RAP
- VALVE IN VAULT
- VALVE IN BOX
- FIRE HYDRANT
- FLARED END SECTION
- STREET LIGHT
- 1 FOOT CONTOURS
- CURB AND GUTTER
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- NATURALIZED AREA SIGN



## NATIVE SEED MIXTURES

### Temporary Cover Crop

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to stabilize soils, and combat weed pressure during the germination and establishment of the native seedling area.

Botanical Name	Common Name	lbs / AC
Spring Cover Crop		
Avena sativa	Seed Oats	40,000
Fall or Dormant Cover Crop		
Avena sativa	Seed Oats	40,000

### Emergent Plant Seed and Plug Mixture

Stormwater basin bottoms from NWL to 12" below NWL

Botanical Name	Common Name	lbs / AC	Plugs / AC
Alnus americanus	Sweet Flag	0.500	494
Alnus incana	Water Plantain	1.250	
Carex stricta	Tussock Sedge	0.060	
Eleocharis obtusa	Blunt Spike Rush	0.250	494
Iris virginica	Blue Flag	0.500	988
Juncus effusus	Common Rush	0.500	494
Leersia oryzoides	Rice Cut Grass	1.250	
Potamogeton nodosus	Pickering Weed	0.250	988
Sagittaria latifolia	Common Arrowweed	1.250	494
Scirpus fluviatilis	River Bulrush	0.500	988
Scirpus cyperinus	Wool Grass	0.250	494
Scheuchzeria palustris	Softstem Bulrush	0.500	988
Sparganium angustifolium	Bur Reed	1.000	988
Total Emergent Wetland Mix		8.060	7410

## Wet Meadow Seed Mixture

Lower slopes of basin

Botanical Name	Common Name	lbs / AC
Grasses / Sedges		
Carex debilis	Belted Oval Sedge	0.250
Carex echinoides	Belted Sedge	0.125
Carex flexilis	Prairie Oval Sedge	0.250
Carex lasiocarpa	Crested Oval Sedge	0.060
Carex lasiocarpa	Field Oval Sedge	0.250
Carex lasiocarpa	Spreading Oval Sedge	0.125
Carex lasiocarpa	Pointed Broom Sedge	0.180
Carex lasiocarpa	Common Fox Sedge	0.060
Carex lasiocarpa	Brown Fox Sedge	0.250
Carex lasiocarpa	Virginia Wild Rye	3.000
Carex lasiocarpa	Fowl Mania Grass	0.130
Carex lasiocarpa	Dudleya Rush	0.020
Carex lasiocarpa	Torrey's Rush	0.031
Carex lasiocarpa	Switch Grass	3.000
Carex lasiocarpa	Dark Green Bulrush	0.060
Carex lasiocarpa	Wool Grass	0.020
Total Grasses / Sedges		7.721

### Wildflowers/Broadleaves

Astilbe latifolia	Sweet Milkweed	0.125
Bidens biternata	Nodding Bur Marigold	0.190
Bidens biternata	False Aster	0.031
Bidens biternata	Common Boneset	0.015
Bidens biternata	Green-headed Goldenrod	0.300
Bidens biternata	Snowweed	0.063
Bidens biternata	Halberd-leaved Rose Mallow	0.380
Bidens biternata	Blue Flag Iris	1.000
Bidens biternata	Great Blue Lobelia	0.031
Bidens biternata	Monkey Flower	0.031
Bidens biternata	Obelisk Plant	0.031
Bidens biternata	Common Mountain Mint	0.063
Bidens biternata	Stiff Gallerted	0.125
Bidens biternata	New England Aster	0.250
Bidens biternata	Common Ironweed	0.380
Bidens biternata	Blue Vervain	0.380
Bidens biternata	Golden Alexanders	0.500
Total Forbs		3.895
Total Wet Meadow Seed Mix		11.616

## Low Profile Prairie with Flowers Seed Mix

Upper basin slopes

Botanical Name	Common Name	lbs / AC
Grasses		
Bouteloua curtipendula	Side Oats Grass	8.000
Panicum virgatum	Prairie Switch Grass	0.125
Elymus canadensis	Prairie Wild Rye	1.000
Schizachyrium scoparium	Little Bluestem	8.000
Total Grasses		15.125

### Wildflowers/Broadleaves

Allium canadense	Nodding Wild Onion	0.190
Anemone canadensis	Lead Plant	0.125
Aster laevis	Butterflyweed	0.500
Aster laevis	Canada Milk Vetch	0.063
Coreopsis palmata	Prairie Coreopsis	0.025
Chamaecrista fasciculata	Partridge pea	0.188
Dalea purpurea	Purple Prairie Clover	0.500
Echinacea pallida	Pale Purple Coneflower	1.000
Echinacea purpurea	Purple Coneflower	0.500
Eryngium yuccifolium	Rattlesnake Master	0.125
Helianthus scaberrimus	False Sunflower	1.000
Lysichiton ciliatus	Round-headed Bush Clover	0.125
Liatris aspera	Rough Blazing Star	0.250
Liatris pycnostachya	Prairie Blazing Star	0.188
Monarda fistulosa	Prairie Bergamot	0.063
Parthenium integrifolium	Wild Quinine	0.016
Pentstemon digitalis	Foxglove Beard Tongue	0.125
Phlox pilularis	White Prairie Clover	0.125
Phlox pilularis	Purple Prairie Clover	0.188
Potamogeton nodosus	Prairie Cinquefoil	0.031
Pycnanthemum tenuifolium	Slender Mountain Mint	0.031
Rudbeckia hirta	Yellow Coneflower	0.125
Rudbeckia hirta	Black-eyed Susan	0.500
Rudbeckia hirta	Sweet Black-eyed Susan	0.063
Rudbeckia hirta	Brown-eyed Susan	0.500
Solidago rigida	Stiff Goldenrod	0.250
Symphytum laeve	Smooth Blue Aster	0.063
Symphytum laeve	New England Aster	0.250
Tradescantia virginiana	Common Spokenwort	0.063
Verbena stricta	Heavy Vervain	0.125
Zizia aurea	Golden Alexanders	0.500
Total Forbs		7.825
Total Low Profile Prairie Seed Mix		22.950

**GRWA**  
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2281 WHITE OAK CIRCLE  
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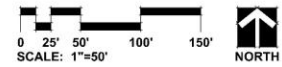
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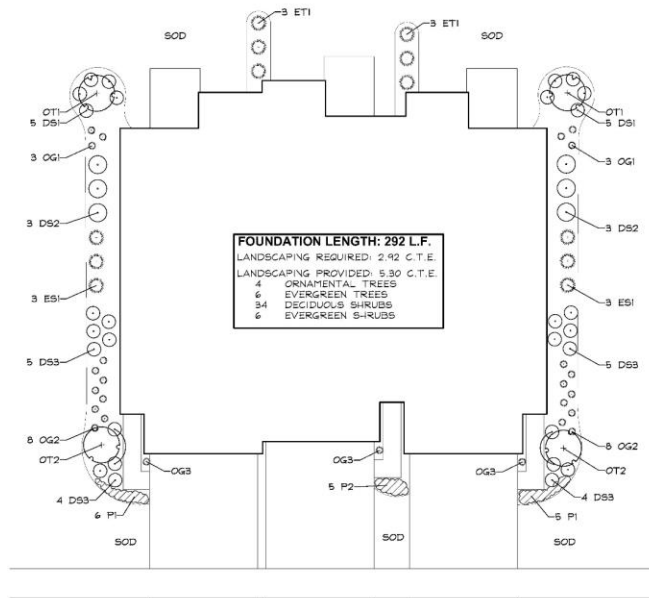
AURORA, ILLINOIS

## LANDSCAPE PLAN

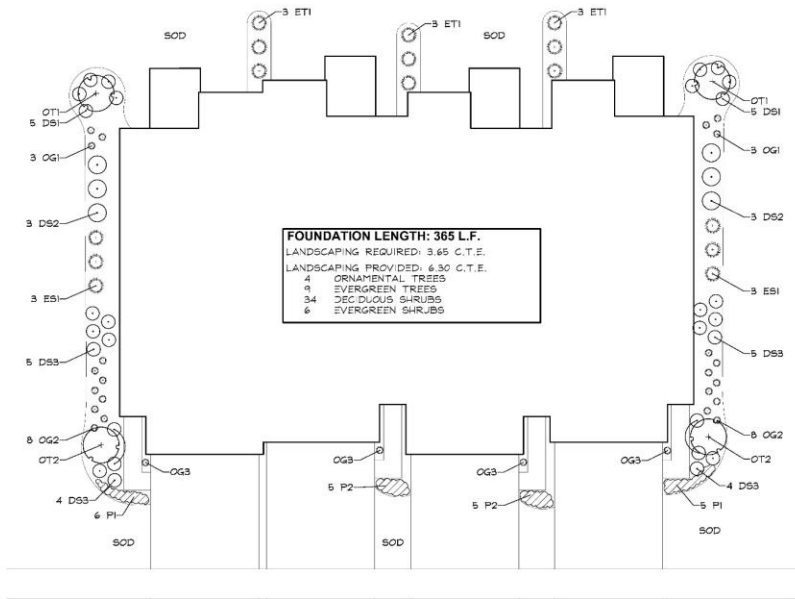
REVISIONS	
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5	03.18.2025
4	01.29.2025
3	09.26.2024
2	05.14.2024
1	03.27.2024

DATE: 2.09.2024  
PROJECT NO.: BS2305  
DRAWN: GEH  
CHECKED: ZML  
SHEET NO.





**3 UNIT TYPICAL FOUNDATION**  
 SCALE: 1"=10'



**4 UNIT TYPICAL FOUNDATION**  
 SCALE: 1"=10'

**3 UNIT TOWNHOME FOUNDATION PLAN  
 PLANT LIST A  
 (BUILDINGS 6 & 7)**

Key	Botanical/Common Name	Size	Remarks
<b>UNDERSTORY TREES</b>			
OT1 2	Cornus mas CORNELIANCHERRY DOGWOOD	6' Tall	Multi-Stem
OT1 2	Carpinus caroliniana AMERICAN HORNBEAM	2' Cal.	Single Stem
<b>EVERGREEN TREES</b>			
ET1 6	Thuja occidentalis 'Techny' TECHN' ARBORVITAE	5' Tall	
<b>DECIDUOUS SHRUBS</b>			
DS1 10	Hydrangea paniculata 'LVCOB' BOBO HYDRANGEA	24" Tall	3' O.C.
DS2 6	Cornus sericea 'Bailey' BAILEY'S REDTIG DOGWOOD	36" Tall	4' O.C.
DS3 18	Fothergilla gardenii DRAKE'S FOTHERGILLA	24" Tall	3' O.C.
<b>EVERGREEN SHRUBS</b>			
ES1 6	Buxus 'Glennco' CHICAGO LAND GREEN BOXWOOD	24" Wide	4' O.C.
<b>ORNAMENTAL GRASSES</b>			
OG1 6	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	18"	24" O.C.
OG2 16	Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS	18"	24" O.C.
OG3 3	Calamagrostis x acutiflora 'Karl Foerster' III FEATHER REED GRASS	24" O.C.	
<b>PERENNIALS</b>			
PI 11	Colamintha nepeta 'Montrose White' MONTROSE WHITE GALAMINT	18" O.C.	
P2 5	Hemerocallis 'Little Mine Cup' LITTLE MINE CUP DAYLILY	18" O.C.	
<b>MISC. MATERIALS</b>			
8	SHREDDED HARDWOOD MULCH	C.Y.	

**3 UNIT TOWNHOME FOUNDATION PLAN  
 PLANT LIST B  
 (BUILDINGS 4 & 9)**

Key	Botanical/Common Name	Size	Remarks
<b>UNDERSTORY TREES</b>			
OT1 2	Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA	6' Tall	Multi-Stem
OT1 2	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	2' Cal.	Single Stem
<b>EVERGREEN TREES</b>			
ET1 6	Thuja occidentalis 'Emerald' EMERALD GREEN ARBORVITAE	5' Tall	
<b>DECIDUOUS SHRUBS</b>			
DS1 10	Hydrangea paniculata 'Rensselaer' STRAWBERRY SUNDAY HYDRANGEA	24" Tall	3' O.C.
DS2 6	Viburnum x juddii JUD'S VIBURNUM	36" Tall	4' O.C.
DS3 18	Heigela x 'Dark Horse' DARK HORSE HEIGELA	24" Tall	3' O.C.
<b>EVERGREEN SHRUBS</b>			
ES1 6	Buxus 'Glennco' CHICAGO LAND GREEN BOXWOOD	24" Wide	4' O.C.
<b>ORNAMENTAL GRASSES</b>			
OG1 6	Pennisetum alopecuroides 'Burgundy Bunny' BURGUNDY BUNNY FOUNTAIN GRASS	24" O.C.	
OG2 16	Panicum virgatum 'Cheyenne Sky' CHEYENNE SKY RED SWITCHGRASS	18"	24" O.C.
OG3 3	Panicum virgatum 'Northwind' NORTHWIND SWITCH GRASS	18"	24" O.C.
<b>PERENNIALS</b>			
PI 11	Allium 'Summer Beauty' SUMMER BEAUTY ONION	18" O.C.	
P2 5	Hemerocallis 'Gong Bananas' GONG BANANAS DAYLILY	18" O.C.	
<b>MISC. MATERIALS</b>			
8	SHREDDED HARDWOOD MULCH	C.Y.	

**4 UNIT TOWNHOME FOUNDATION PLAN  
 PLANT LIST A  
 (BUILDING 10, 11, & 3)**

Key	Botanical/Common Name	Size	Remarks
<b>UNDERSTORY TREES</b>			
OT1 2	Cornus mas CORNELIANCHERRY DOGWOOD	6' Tall	Multi-Stem
OT1 2	Carpinus caroliniana AMERICAN HORNBEAM	2' Cal.	Single Stem
<b>EVERGREEN TREES</b>			
ET1 9	Thuja occidentalis 'Techny' TECHN' ARBORVITAE	5' Tall	
<b>DECIDUOUS SHRUBS</b>			
DS1 10	Hydrangea paniculata 'LVCOB' BOBO HYDRANGEA	24" Tall	3' O.C.
DS2 6	Cornus sericea 'Bailey' BAILEY'S REDTIG DOGWOOD	36" Tall	4' O.C.
DS3 18	Fothergilla gardenii DRAKE'S FOTHERGILLA	24" Tall	3' O.C.
<b>EVERGREEN SHRUBS</b>			
ES1 6	Buxus 'Glennco' CHICAGO LAND GREEN BOXWOOD	24" Wide	4' O.C.
<b>ORNAMENTAL GRASSES</b>			
OG1 6	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	18"	24" O.C.
OG2 16	Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS	18"	24" O.C.
OG3 4	Calamagrostis x acutiflora 'Karl Foerster' III FEATHER REED GRASS	24" O.C.	
<b>PERENNIALS</b>			
PI 11	Colamintha nepeta 'Montrose White' MONTROSE WHITE GALAMINT	18" O.C.	
P2 10	Hemerocallis 'Little Mine Cup' LITTLE MINE CUP DAYLILY	18" O.C.	
<b>MISC. MATERIALS</b>			
8	SHREDDED HARDWOOD MULCH	C.Y.	

**4 UNIT TOWNHOME FOUNDATION PLAN  
 PLANT LIST B  
 (BUILDINGS 1)**

Key	Botanical/Common Name	Size	Remarks
<b>UNDERSTORY TREES</b>			
OT1 2	Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA	6' Tall	Multi-Stem
OT1 2	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	2' Cal.	Single Stem
<b>EVERGREEN TREES</b>			
ET1 9	Thuja occidentalis 'Emerald' EMERALD GREEN ARBORVITAE	5' Tall	
<b>DECIDUOUS SHRUBS</b>			
DS1 10	Hydrangea paniculata 'Rensselaer' STRAWBERRY SUNDAY HYDRANGEA	24" Tall	3' O.C.
DS2 6	Viburnum x juddii JUD'S VIBURNUM	36" Tall	4' O.C.
DS3 18	Heigela x 'Dark Horse' DARK HORSE HEIGELA	24" Tall	3' O.C.
<b>EVERGREEN SHRUBS</b>			
ES1 6	Buxus 'Glennco' CHICAGO LAND GREEN BOXWOOD	24" Wide	4' O.C.
<b>ORNAMENTAL GRASSES</b>			
OG1 6	Pennisetum alopecuroides 'Burgundy Bunny' BURGUNDY BUNNY FOUNTAIN GRASS	24" O.C.	
OG2 16	Panicum virgatum 'Cheyenne Sky' CHEYENNE SKY RED SWITCHGRASS	18"	24" O.C.
OG3 4	Panicum virgatum 'Northwind' NORTHWIND SWITCH GRASS	18"	24" O.C.
<b>PERENNIALS</b>			
PI 11	Allium 'Summer Beauty' SUMMER BEAUTY ONION	18" O.C.	
P2 10	Hemerocallis 'Gong Bananas' GONG BANANAS DAYLILY	18" O.C.	
<b>MISC. MATERIALS</b>			
8	SHREDDED HARDWOOD MULCH	C.Y.	

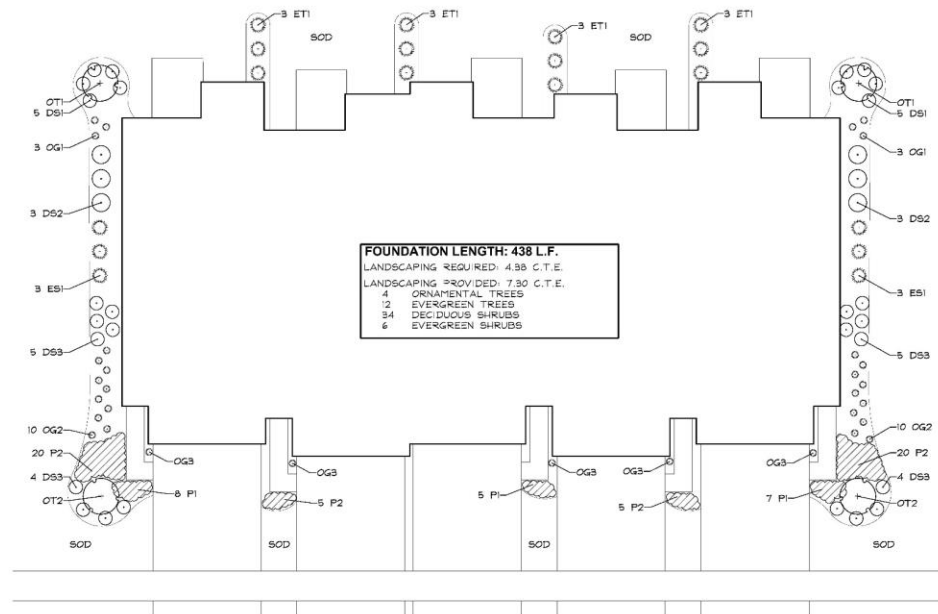
**GRWA**  
 GARY R. WEBER  
 ASSOCIATES, INC.  
 LAND PLANNING  
 ECOLOGICAL CONSULTING  
 LANDSCAPE ARCHITECTURE  
 402 W. LIBERTY DRIVE  
 WHEATON, ILLINOIS 60187  
 PHONE: 630.466.7197  
 www.grwa.com

**BRIDGE STREET**  
 BRIDGE STREET PROPERTIES  
 818 W. JEFFERSON AVE  
 NAPERVILLE, ILLINOIS 60564  
 CIVIL ENGINEER  
**CENCON, LTD.**  
 2201 WHITE OAK CIRCLE  
 SUITE 10  
 AURORA, IL 60012

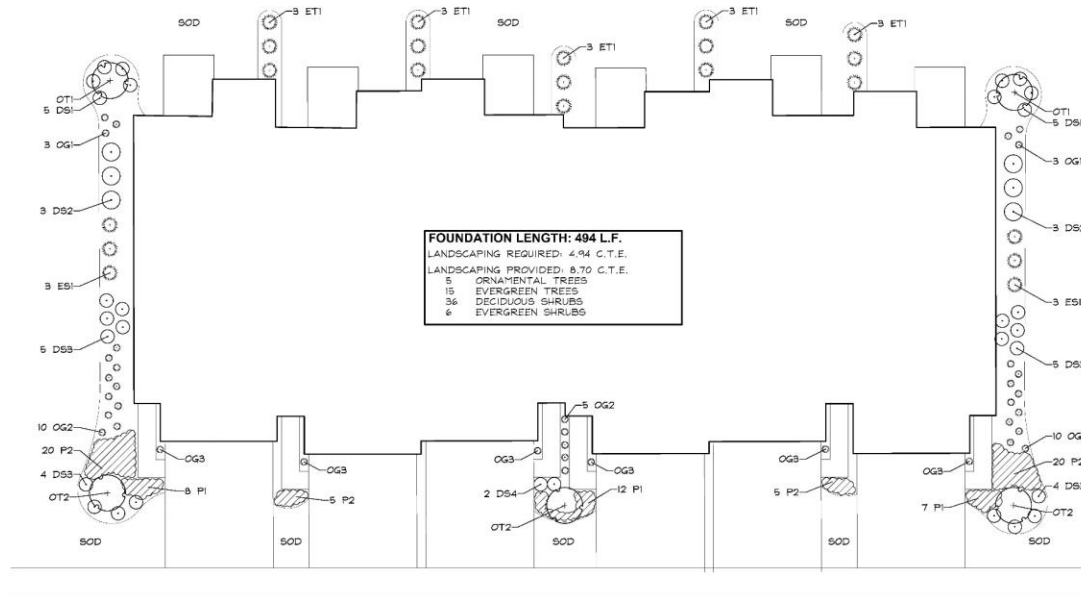
**EOLA PRESERVE**  
 AURORA, ILLINOIS  
**TYPICAL FOUNDATION LANDSCAPE PLANS**

REVISIONS	DATE
6	04.15.2025
5	03.18.2025
4	01.30.2025
3	09.28.2024
2	05.14.2024
1	03.27.2024

DATE: 2.09.2024  
 PROJECT NO.: 852305  
 DRAWN: GSH  
 CHECKED: ZML  
 SHEET NO.



**5 UNIT TYPICAL FOUNDATION**  
 SCALE: 1"=10'



**6 UNIT TYPICAL FOUNDATION**  
 SCALE: 1"=10'

**5 UNIT TOWNHOME FOUNDATION PLAN  
 PLANT LIST A  
 (BUILDING 8)**

Key	Botanical/Common Name	Size	Remarks
<b>UNDERSTORY TREES</b>			
OT1 2	Cornus mas CORNELIANGERRY DOGWOOD	6' Tall	Multi-Stem
OT1 2	Carpinus caroliniana AMERICAN HORNBEAM	2" Cal.	Single Stem
<b>EVERGREEN TREES</b>			
ET1 12	Thuja occidentalis 'Tachyn' TECHNY ARBORVITAE	5' Tall	
<b>DECIDUOUS SHRUBS</b>			
DS1 10	Hydrangea paniculata 'LVCOB' BOBO HYDRANGEA	24" Tall	3' O.C.
DS2 6	Cornus sericea 'Bailey' BAILEY'S REDTWIG DOGWOOD	36" Tall	4' O.C.
DS3 18	Fothergilla gardenii DWARF FOTHERGILLA	24" Tall	3' O.C.
<b>EVERGREEN SHRUBS</b>			
ES1 6	Buxus 'Glenside' CHICAGOLAND GREEN BOXWOOD	24" Wide	4' O.C.
<b>ORNAMENTAL GRASSES</b>			
OG1 6	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	18"	24" O.C.
OG2 20	Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS	18"	24" O.C.
OG3 5	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	18"	24" O.C.
<b>PERENNIALS</b>			
P1 20	Calamintha nepeta 'Montrose White' MONTROSE WHITE CALAMINT	18" O.C.	
P2 50	Hemerocallis 'Little Pine Cup' LITTLE PINE CUP DAYLILY	18" O.C.	
<b>MISC. MATERIALS</b>			
10	SHREDDED HARDWOOD MULCH	C.Y.	

**5 UNIT TOWNHOME FOUNDATION PLAN  
 PLANT LIST B  
 (BUILDINGS 5, 2 & 12)**

Key	Botanical/Common Name	Size	Remarks
<b>UNDERSTORY TREES</b>			
OT1 2	Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA	6' Tall	Multi-Stem
OT1 2	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	2" Cal.	Single Stem
<b>EVERGREEN TREES</b>			
ET1 12	Thuja occidentalis 'Emerald' EMERALD GREEN ARBORVITAE	5' Tall	
<b>DECIDUOUS SHRUBS</b>			
DS1 10	Hydrangea paniculata 'Rensselaer' STRAWBERRY SUNDAY HYDRANGEA	24" Tall	3' O.C.
DS2 6	Viburnum x juddii JUD'S VIBURNUM	36" Tall	4' O.C.
DS3 18	Heigela x 'Dark Horse' DARK HORSE HEIGELA	24" Tall	3' O.C.
<b>EVERGREEN SHRUBS</b>			
ES1 6	Buxus 'Glenside' CHICAGOLAND GREEN BOXWOOD	24" Wide	4' O.C.
<b>ORNAMENTAL GRASSES</b>			
OG1 6	Pennisetum alopecuroides 'Burgundy Bunny' BURGUNDY BUNNY FOUNTAIN GRASS	18"	24" O.C.
OG2 20	Panicum virgatum 'Cheyenne Sky' CHEYENNE SKY RED SWITCHGRASS	18"	24" O.C.
OG3 5	Panicum virgatum 'Northwind' NORTHWIND SWITCH GRASS	18"	24" O.C.
<b>PERENNIALS</b>			
P1 20	Allium 'Summer Beauty' SUMMER BEAUTY ONION	18" O.C.	
P2 50	Hemerocallis 'Going Bananas' GOING BANANAS DAYLILY	18" O.C.	
<b>MISC. MATERIALS</b>			
10	SHREDDED HARDWOOD MULCH	C.Y.	

**6 UNIT TOWNHOME FOUNDATION PLAN  
 PLANT LIST  
 (BUILDING 13)**

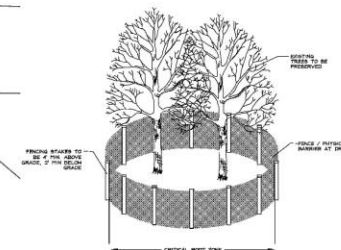
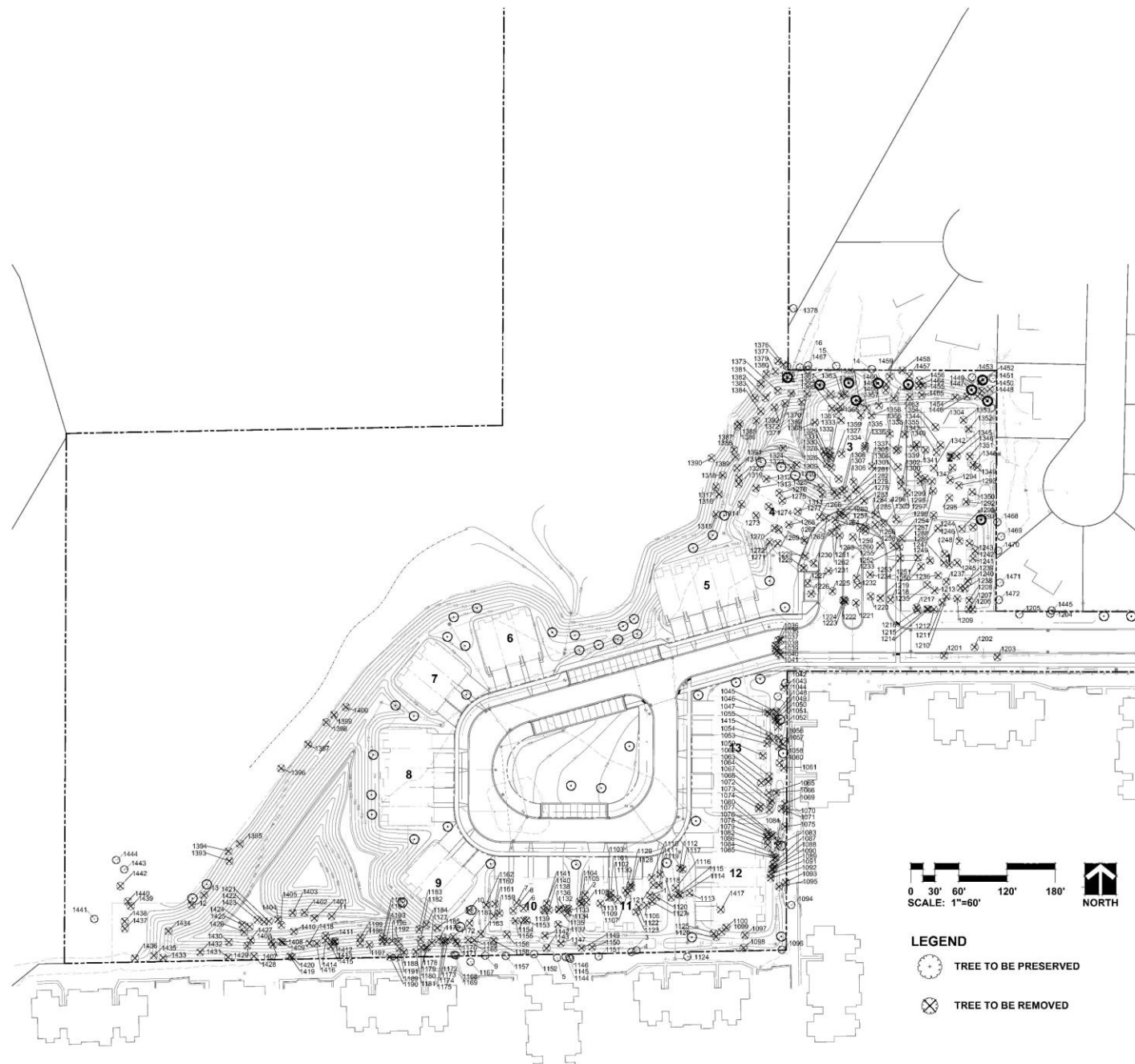
Key	Botanical/Common Name	Size	Remarks
<b>UNDERSTORY TREES</b>			
OT1 2	Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA	6' Tall	Multi-Stem
OT1 3	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	2" Cal.	Single Stem
<b>EVERGREEN TREES</b>			
ET1 18	Thuja occidentalis 'Emerald' EMERALD GREEN ARBORVITAE	5' Tall	
<b>DECIDUOUS SHRUBS</b>			
DS1 10	Hydrangea paniculata 'Rensselaer' STRAWBERRY SUNDAY HYDRANGEA	24" Tall	3' O.C.
DS2 6	Viburnum x juddii JUD'S VIBURNUM	36" Tall	4' O.C.
DS3 18	Heigela x 'Dark Horse' DARK HORSE HEIGELA	24" Tall	3' O.C.
DS4 2	Diervilla 'G2088544' KODIAK ORANGE BUSH- HONEYSUCKLE	24" Tall	3' O.C.
<b>EVERGREEN SHRUBS</b>			
ES1 6	Buxus 'Glenside' CHICAGOLAND GREEN BOXWOOD	24" Wide	4' O.C.
<b>ORNAMENTAL GRASSES</b>			
OG1 6	Pennisetum alopecuroides 'Burgundy Bunny' BURGUNDY BUNNY FOUNTAIN GRASS	18"	24" O.C.
OG2 25	Panicum virgatum 'Cheyenne Sky' CHEYENNE SKY RED SWITCHGRASS	18"	24" O.C.
OG3 6	Panicum virgatum 'Northwind' NORTHWIND SWITCH GRASS	18"	24" O.C.
<b>PERENNIALS</b>			
P1 27	Allium 'Summer Beauty' SUMMER BEAUTY ONION	18" O.C.	
P2 50	Hemerocallis 'Going Bananas' GOING BANANAS DAYLILY	18" O.C.	
<b>MISC. MATERIALS</b>			
12	SHREDDED HARDWOOD MULCH	C.Y.	

REVISIONS	DATE
6	04.15.2025
5	03.18.2025
4	01.30.2025
3	09.28.2024
2	05.14.2024
1	03.27.2024

DATE	2.09.2024
PROJECT NO.	BS2305
DRAWN	GH
CHECKED	ZML
SHEET NO.	

**EOLA PRESERVE**  
AURORA, ILLINOIS

## TREE PRESERVATION PLAN





**TREE PRESERVATION DETAIL**  
(NOT TO SCALE)  
SEE NOTES

**TREE PRESERVATION NOTES**

4. All high voltage fence or unground barriers shall extend to the grapple of the tree or tree mass used possible, shall be installed before construction activities should not start.
5. Activities within the tree protection area are not permitted, including storage of materials, parking, pedestrian access, etc.
6. All accidents: damage to existing trees that are to be preserved shall be reported immediately to the competent authorities with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or horticultural technician.
7. Broken or badly bruised branches shall be removed with a clean cut, if recommended by the professional Arborist, Landscape Architect or horticultural technician.
8. Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment used by the contractor.
9. Contractors shall protect trees and vegetation against spills or discharge of fluids, lubricating oils, hydraulic fluids, anti-freeze and coolant, oil, grease and all other fluids, fertilizers, pesticides, organic chemicals, and other materials which can be harmful.
10. When underground utilities are present within 5' of a preserved tree trunk, the contractor must be notified.



### LEGEND

-  **TREE TO BE PRESERVED**
-  **TREE TO BE REMOVED**

# Architecture



# Townhome Design Features



- **3 – 4 bedroom units**
- **1,883 – 2,508 SF floor area**
- **Optional 1<sup>st</sup> Floor Sunroom adjacent to kitchen / living room**
- **Optional Habitable Attic with Roof Terrace**
- **12” roof overhang (rake) and Frieze Board on all four sides**
- **Architectural roof shingles**



*Townhomes – Front View*



*Townhomes – Front / Side View*



# Modern Home Interiors

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# Schools





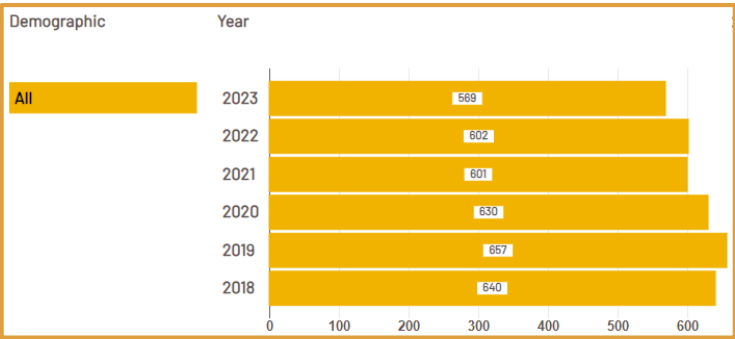
# SURROUNDING USES

Type of Unit	Pre-School 0 - 4 Yrs	Elementary Grades K-5	Junior High Grades 6-8	High School Grades 9-12	Adults 18-up	Total per Unit
<b>Detached Single-family</b>						
2-bedroom	0.000	0.000	0.000	0.000	0.000	0.000
3-bedroom	0.000	0.000	0.000	0.000	0.000	0.000
4-bedroom	0.000	0.000	0.000	0.000	0.000	0.000
5-bedroom	0.000	0.000	0.000	0.000	0.000	0.000
<b>Attached Single-Family</b>						
1-Bedroom					1.190	0.000
2-Bedroom	0.064	0.088	0.048	0.038	1.752	0.000
49 3-Bedroom	0.212	0.234	0.058	0.059	1.829	89.621
5 4-Bedroom	0.323	0.322	0.154	0.173	2.173	10.865
<b>Apartments</b>						
Efficiency						0.000
1-Bedroom	0.000	0.000	0.000	0.000	0.000	0.000
2-Bedroom	0.000	0.000	0.000	0.000	0.000	0.000
3-Bedroom	0.000	0.000	0.000	0.000	0.000	0.000
<b>People Produced</b>	12.003	13.076	3.612	3.756	100.486	132.933
School Age Children to be Produced		20.444				
	# Students	Acres required	Ratio			
Elementary (K-5)	600	11	0.018333333			
Junior High (6-8)	900	29	0.032222222			
High School (9-12)	2300	53	0.023043478			

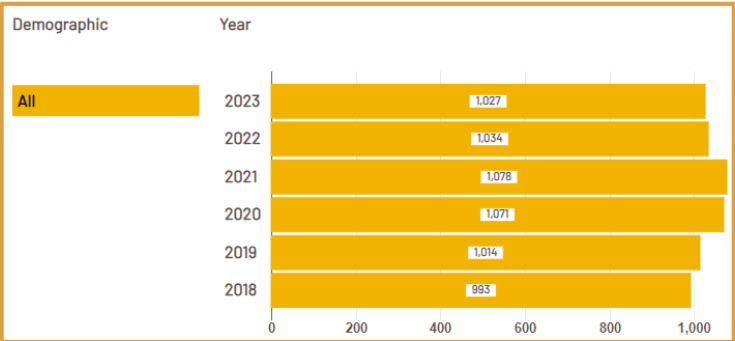
- 20 PROJECTED STUDENTS -

STUDENT NUMBERS

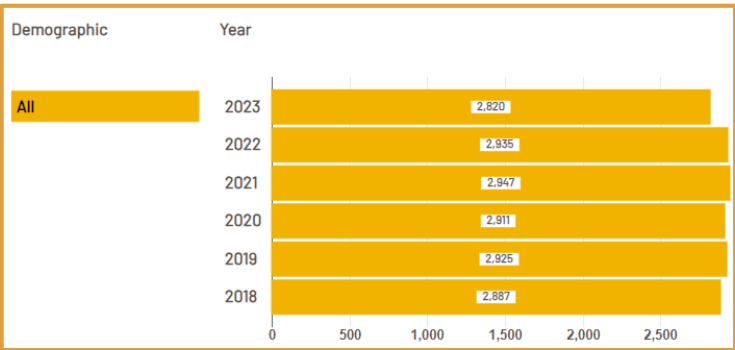
NANCY YOUNG ELEMENTARY SCHOOL  
ENROLLMENT: 569  
(13 STUDENTS PROJECTED) 0.0228 % INCREASE



FRANCIS GRANGER MIDDLE SCHOOL  
ENROLLMENT: 1,027  
(3 STUDENTS PROJECTED) 0.0029 % INCREASE



METEA VALLEY HIGH SCHOOL  
ENROLLMENT: 2,820  
(4 STUDENTS PROJECTED) 0.0014 % INCREASE



# ATTENDANCE SUMMARY



*Business Office  
Matt Shipley, Chief School Business Official*

April 12, 2024

Tracey Vacek  
Senior Planner  
City of Aurora Zoning and Planning Division  
77 S. Broadway  
Aurora, IL 60505

RE: Proposed Pulte Multifamily Development, Indian Prairie District 204

Dear Tracey,

Indian Prairie District 204 (the District) has reviewed the initial plans for a residential, market rate multifamily development on a vacant parcel off of Old Eola Road. The property is northwest of the Liberty and Eola intersection and borders the Aventine at Oakhurst North Apartments.

The District's analysis and opinion is based on the property generating approximately 54 total units, with a unit mix of 5 two bedroom units, and 49 three bedroom units.

When evaluating residential development projects, the District considers the estimated number of children generated, the capacity of the serving schools, and the balance between estimated revenues generated vs. cost to educate the students generated. We consider not just the proposed development but also other developments in the area and the potential cumulative impact on district facilities. The District has a collaborative relationship with the City of Aurora and works closely with your team to understand any planned developments.

After careful evaluation, the District does not object to this project. We have evaluated the anticipated student generation based on District specific data on student generation. For this project, student generation is anticipated to be slightly higher than with the generation tables included in City of Aurora code. The developer has agreed to honor the District's student generation tables and make a payment directly to the District for any difference from the City tables. We estimate this difference to be approximately \$10,000.

A significant change in total units, or the unit mix noted above, could change the District's opinion on this development.

If you have any further questions, please contact me at 630-375-3071. I ask that you continue to inform the District on the progress of this development.

Sincerely,

A handwritten signature in black ink, appearing to read "M-Shipley", written over a horizontal line.

Matt Shipley  
Chief School Business Official

Cc: Vince Rosanova, Rosanova and Whitaker



Declined by 2,323 students from 2018 through 2023

## CUSD 204 ENROLLMENT DECLINE

SCHOOL DISTRICT TAX RATE	5.330800%
54 UNITS @ \$475,000 (FMV)	\$25,650,000
TOTAL EQUALIZED ASSESSED MARKET VALUE (EAV) <i>(.333333 x \$25,650,000)</i>	\$8,550,000
TAX RATE x EAV (ANNUAL REAL ESTATE TAXES TO DISTRICT 204) <i>(.053308 x \$8,550,000)</i>	\$455,783.40

TOTAL ANNUAL DISTRICT 204 EXPENDITURE = \$298,280  
(\$14,914 PER STUDENT x 18 PROJECTED STUDENTS)

ANNUAL PER CAPITAL STATE FUNDING = \$32,292.40  
(\$1,614.62 PER STUDENT x 20 PROJECTED STUDENTS)

TOTAL ANNUAL SURPLUS = \$189,795.80  
(\$455,783.40 + 29,063.16 - \$268,452)

# SCHOOL DISTRICT TAX REVENUE

# Development Plans

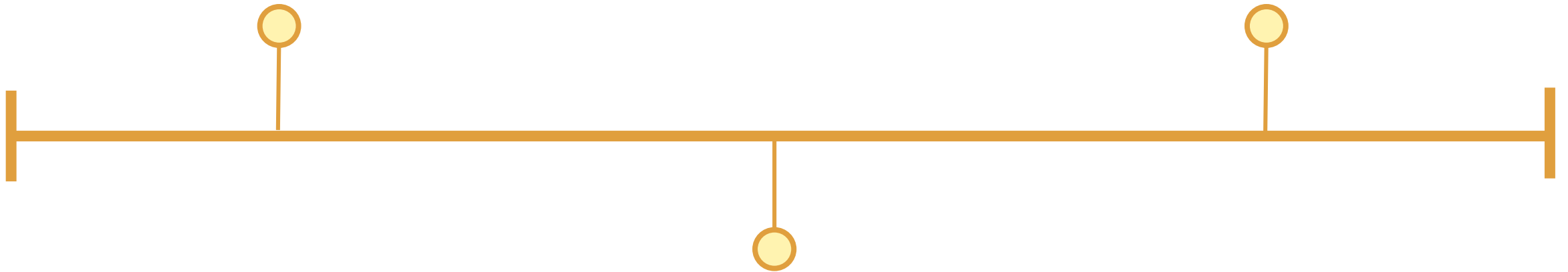


**Spring 2025**  
Earthwork

**Spring 2028**  
Full Build-out

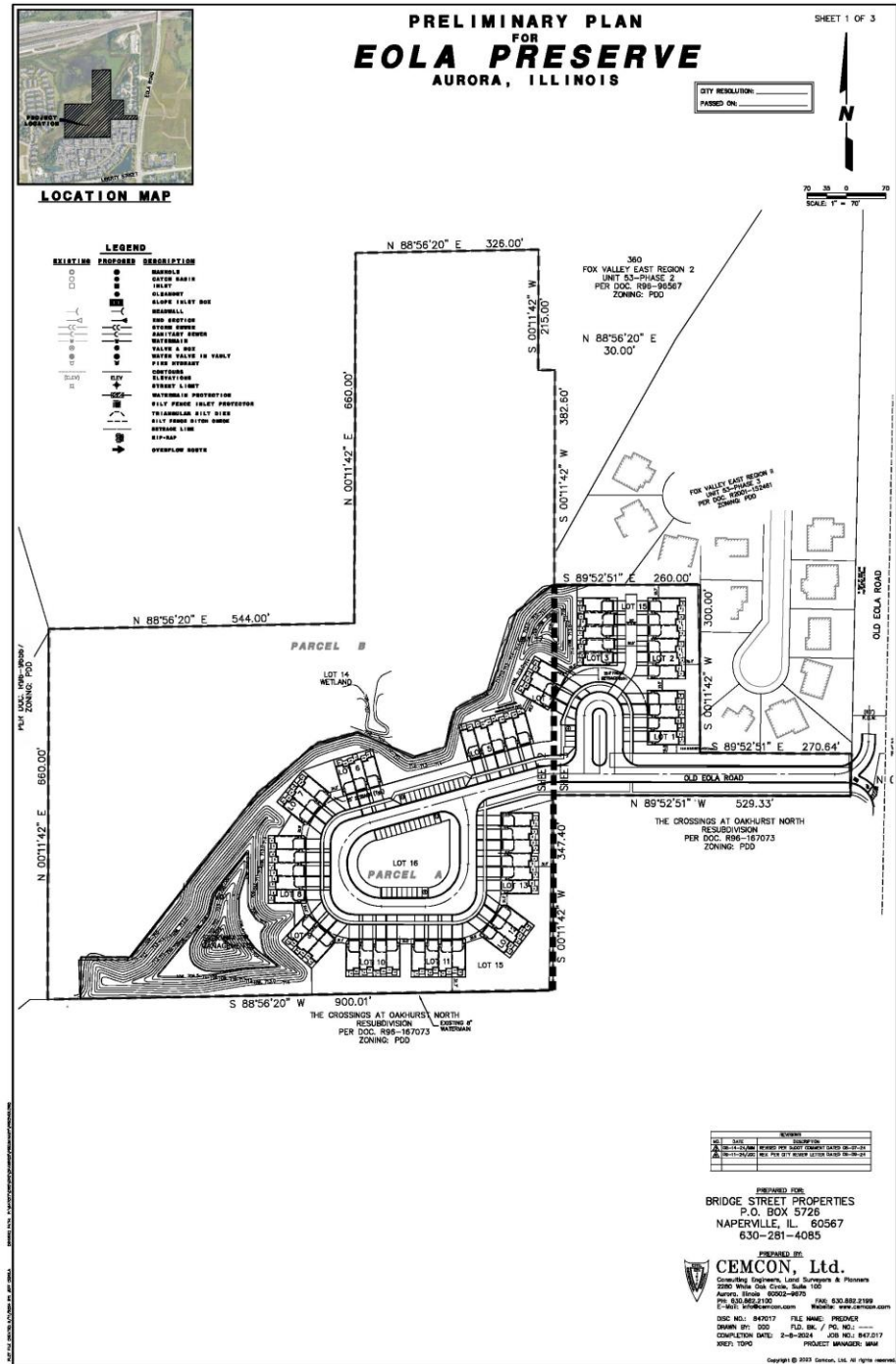
**Fall 2025**  
Grand Opening  
for Sales

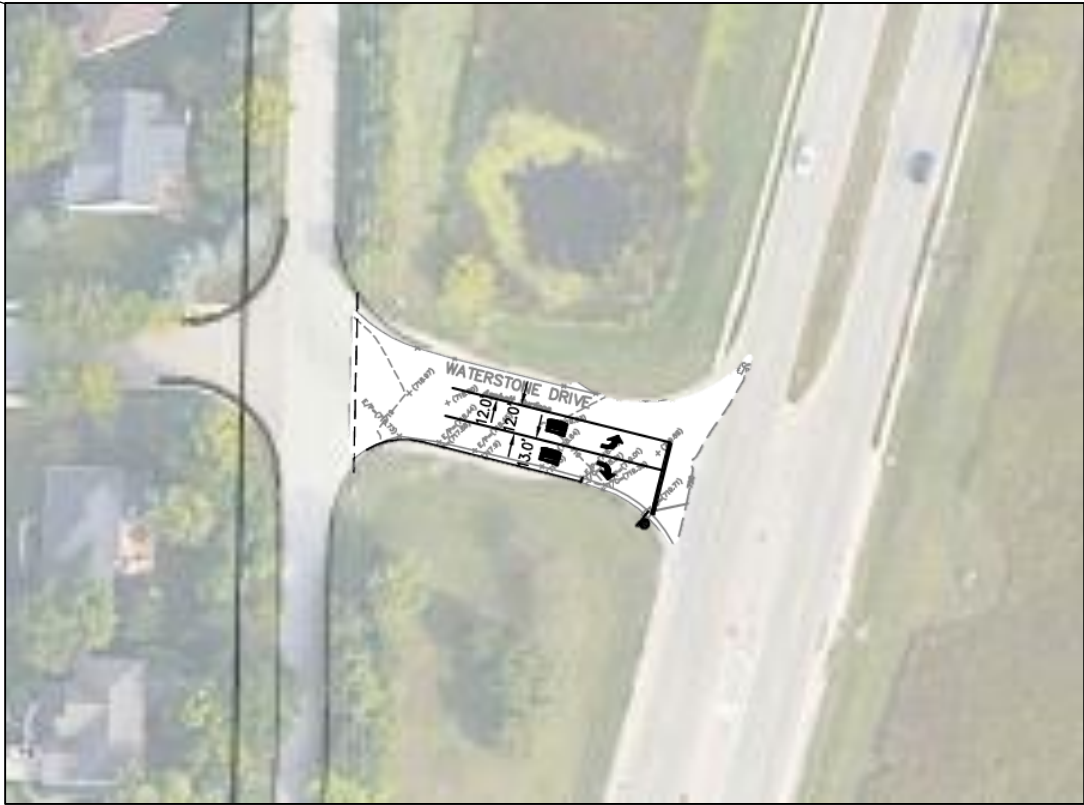
# CONSTRUCTION TIMELINE



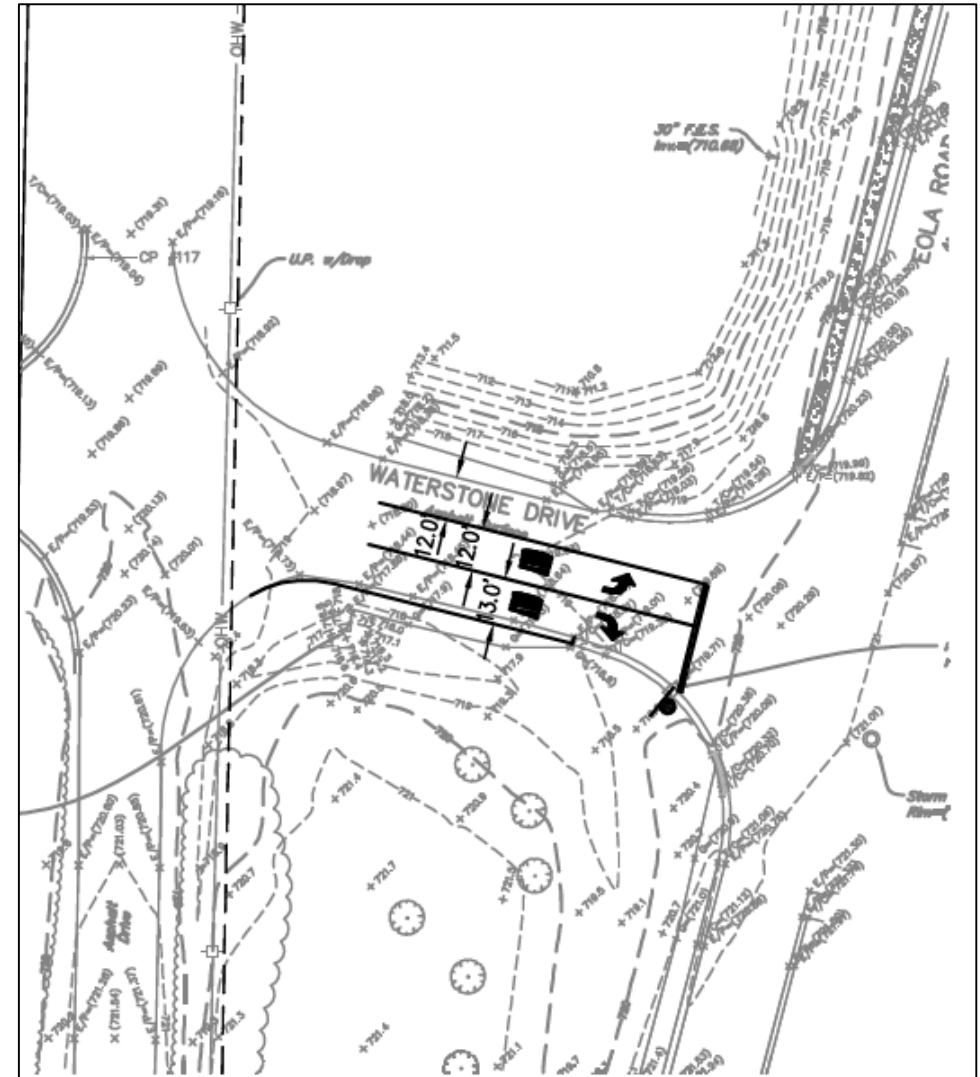
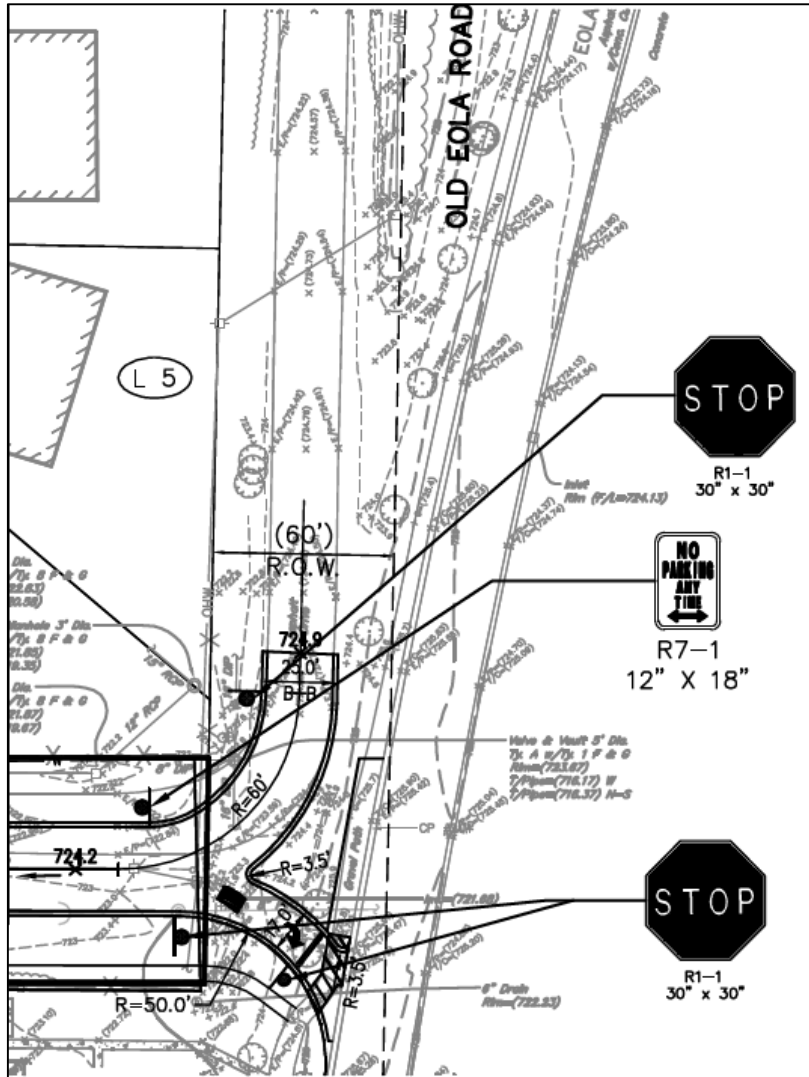


	Standard	Village Requirement	Eola Preserve
1	Lot Area (min)	10,000 sf	4,847 sf Request Waiver
2	Lot Width (min)	75 ft	Request Waiver
4	Front Yard Setback to ROW	30 ft	25 ft
5	Interior Side Setback When Abutting Residential	8 ft	20ft; 0 ft within building envelope
6	Exterior Side Setback to ROW	15'	15'
7	Interior Rear Yard when abutting residential	20'	20'
8	Rear Yard Setback	20'	30 ft
9	Parking	216 (2 enclosed & 2 driveway per unit)	255 (2 enclosed per unit, 2 driveway per unit, and 39 surface spaces)
10	Maximum Height	35' not to exceed 2.5 stories	27' (to the mean of the roof); 2 stories plus habitable attic
11	Width of right-of-way	66'	66'
12	<b>Building Separations:</b>		
	Front to front		60'
	Front to Side		50'
	Side to Side		20'
	Side to Rear		30'
	Rear to Rear		50'





# ROAD IMPROVEMENTS



## ROAD IMPROVEMENTS

# Miscellaneous



# Consumer Quality Experience (CQE)

---

## 7-step Consumer feedback and evaluation system

At seven critical times in the home purchasing process, a short e-survey is sent to buyers allowing them to (a) be actively engaged in each stage of home buying process, and (b) provide vital feedback to us to ensure they are receiving a premier home buying experience and help us continually enhance our processes.

### **The 7-step CQE System:**

1. First Visit to the community – website presence + actual visit to community
2. Home Personalization – design studio visit, option selection process
3. Pre-Drywall – enable home buyer to see “behind the walls”
4. Closing – final walk-through, quality audit for buyer and construction team
5. 1-Year in home – one year after closing home buyer report
6. 2-Year in home – 2 years after closing home buyer report
7. 3-Year in home – 3 years after closing home buyer report



## WHAT TO EXPECT WHEN YOU PARTNER WITH PULTE HOMES®

When you build a quality, new home with Pulte Homes, we are with you every step along the way. That is what the Pulte Build Quality Experience™ is all about: a step-by-step process that fosters communication, attention to detail and paramount quality. When your home is finished, it's covered by a new home limited warranty.

## YOU WILL MEET WITH YOUR PULTE CONSTRUCTION MANAGER DURING THESE FOUR STEPS:

### INTRODUCTION

The experience begins with the Introduction, where you will meet your Construction Manager. He or she will go over everything from the homesite to your plan selections. This is also when you will establish a communication plan for the homebuilding process because communication is key.

### PRE-DRYWALL ORIENTATION

Before we put up the drywall, you will be given a guided walk-through to show you your home's mechanical systems that will soon be enclosed. This is our opportunity to show you the quality features that have been built into your home. It's also your first chance to really envision what the actual living space will be like.

### PRE-CLOSING ORIENTATION

The Construction Manager will provide you a guided tour through your new home to review the expectations of the products, functionality, maintenance, and warranty. You'll also confirm that your options are installed correctly and that your home is complete. In the event any issues or concerns arise, your Construction Manager will address them prior to the Celebration.

### CELEBRATION

When your home is complete, it's time for Celebration! You and your Construction Manager will meet at the home and validate that your home is complete. We will celebrate the completion of your new home and you will be off to closing! Now, your new Pulte home is ready to be enjoyed by you.

## THE COMPLETE PULTE HOMES® BUILD QUALITY EXPERIENCE™

### 1. INTRODUCTION

This is when you meet your Pulte Construction Manager—your partner throughout the experience. He or she will go over everything from your plan selections and options, to establishing a communication plan that works for you.

### 2. FOUNDATION INSPECTION

Your Construction Manager will inspect your new home's foundation to make sure everything is off to a great start, validating installation of key components per our high Construction Standards. Other third party inspections are completed at this step before pouring the foundation of your new home.

### 3. FRAME INSPECTION

At this stage, your Construction Manager inspects your home's framing, with an eye for quality to help ensure your home is built to last.

### 4. MECHANICAL INSPECTION

This time will be utilized by your Construction Manager to review your home's insulation, plumbing, electrical and mechanical installations, and confirm that all the mechanical options have been included and properly installed.

### 5. PRE-DRYWALL ORIENTATION

Before we put up the drywall, you will be given a guided walk-through to show you your home's mechanical systems that will soon be enclosed. This is our opportunity to show you the quality features that have been built into your home. It's also your first chance to really envision what the actual living space will be like.



### 6. FINAL INSPECTION

This is the stage right before final completion of your home. At this stage, your Construction Manager reviews the components in your home. This is your Construction Manager's official verification of the quality in all aspects of your nearly completed home.

### 7. HOME COMPLETE CONFIRMATION

After your Construction Manager provides you a guided tour through your new home to review the expectations of the products, functionality, maintenance, and warranty. You'll also confirm that your options are installed correctly and that your home is complete. In the event any issues or concerns arise, your Construction Manager will address them prior to the Celebration.

### 8. PRE-CLOSING ORIENTATION

The Construction Manager will provide you a guided tour through your new home to review the expectations of the products, functionality, maintenance, and warranty. You'll also confirm that your options are installed correctly and that your home is complete. In the event any issues or concerns arise, your Construction Manager will address them prior to the Celebration.

### 9. CELEBRATION

When your home is complete, it's time for Celebration! You and your Construction Manager will meet at the home and validate that your home is complete. We will celebrate the completion of your new home and you will be off to closing! Now, your new Pulte home is ready to be enjoyed by you.

### 10. FEEDBACK

After closing, you'll have an opportunity to give feedback on your home and homebuilding experience. A year later we will be in contact again for valuable feedback based on daily living. We care about your opinion and this feedback is how we constantly improve our homes and the Build Quality Experience™.

PULTE HOMES BUILD QUALITY EXPERIENCE is about our goal of delivering a quality new home to you. Each home also comes with a limited warranty. To learn more about the warranty, visit [pulte.com/warranty](http://pulte.com/warranty). Quality review is performed on-site by Pulte Homes employees, and not outside consultants. Visit the community for detailed lists of options/upgrades and other optional items and for additional important disclosures for the community and the home. Photographs are for illustrative purposes only, are not intended to be an actual representation of a specific home being offered and depict models containing features or designs that may not be available on all homes or that may be available for an additional cost. This material shall not constitute a valid offer in any state where prior registration is required or if void by law. Pulte Homes® and Build Quality Experience™ are a trademark or registered trademark of PulteGroup, Inc. and/or its affiliates. © 2021 PulteGroup, Inc. and/or its affiliates. All rights reserved. August 2021.

# Warranty Highlights\*

**10 Yr**  
Coverage

Covers the structural integrity of the home

**5 Yr**  
Coverage

Covers various types of water infiltration and internal leaks

**2 Yr**  
Coverage

Covers the workability of plumbing, electrical, HVAC, and other mechanical systems

**1 Yr**  
Coverage

Covers materials and workmanship



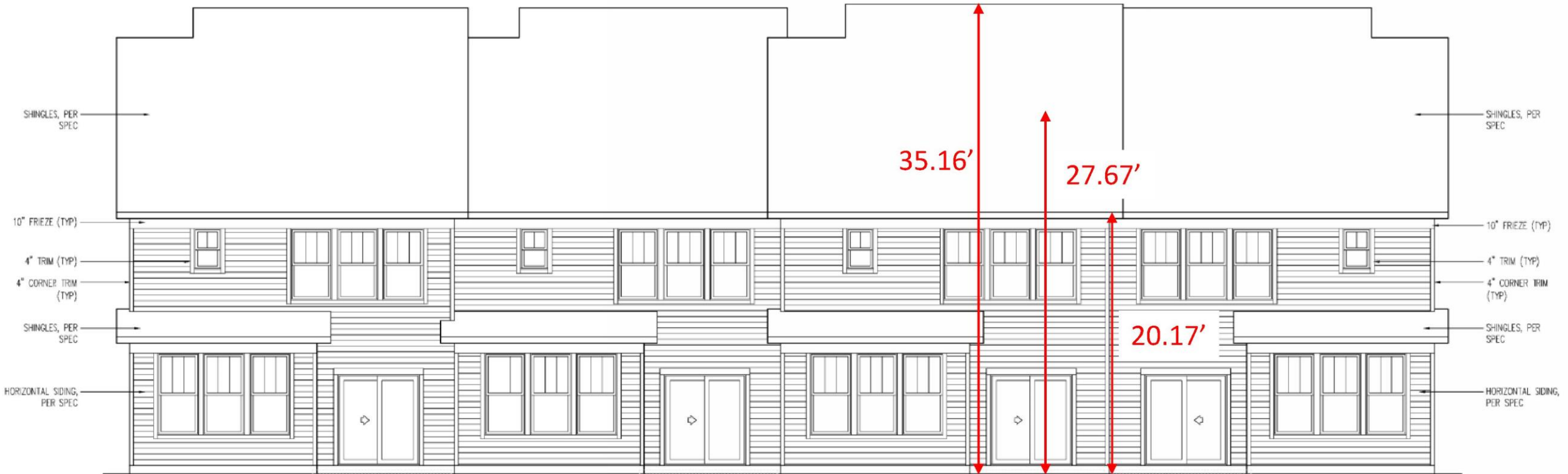
Warranty is transferable

# Townhome Design Features



***Optional Habitable Attic – Rear Elevation***

# Townhome Design Features



***Typical Rear Elevation***

LAST SOLD PRICE PER ZILLOW  
DATA COLLECTED SEPT. 2024

Woodlands at Oakhurst - Condos  
Range: \$270,000 - \$364,500  
*Sold in the Past 12 Months*

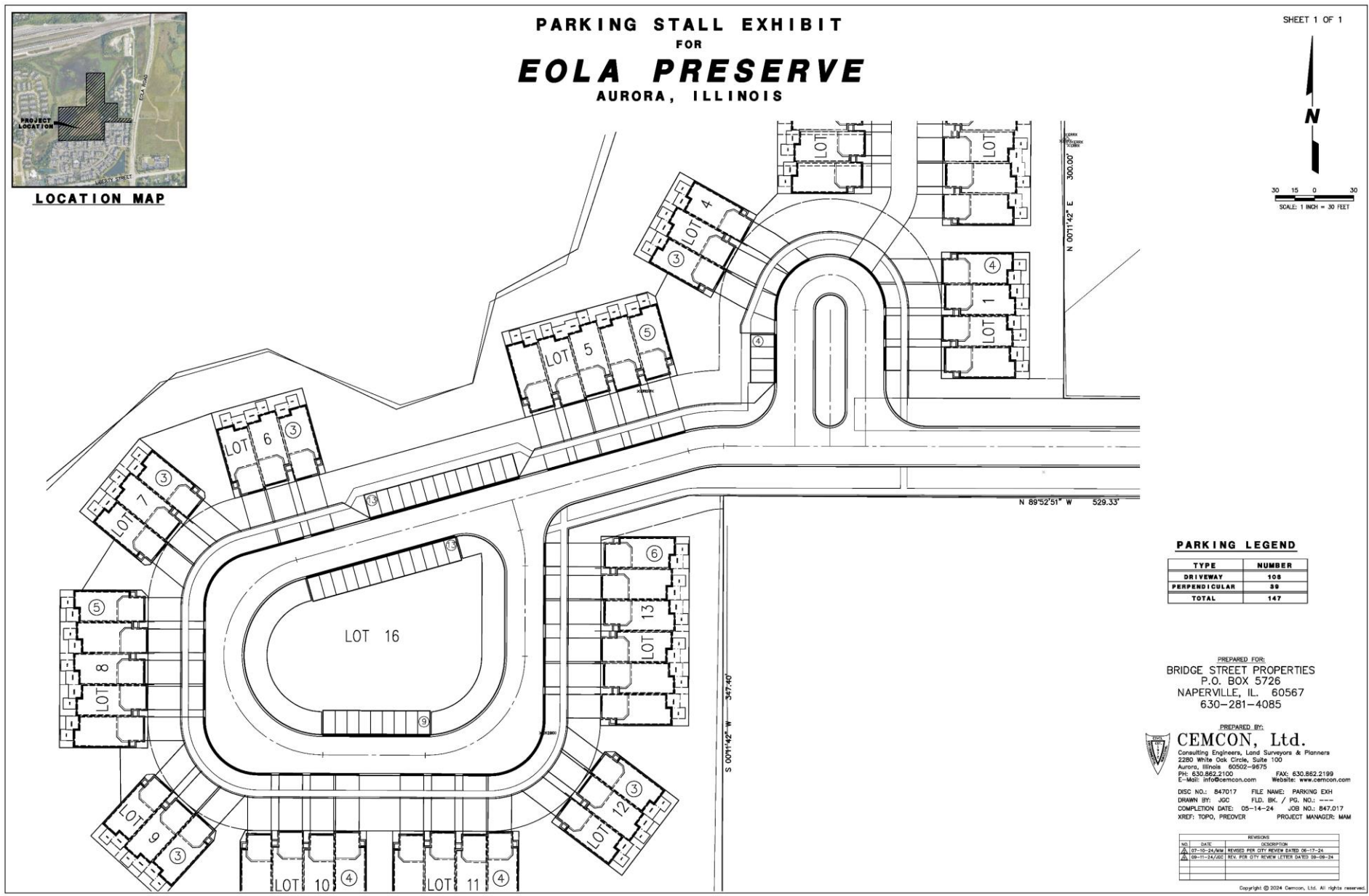
Fox Valley East - Single Family  
Range: \$600,000 - \$625,000  
*2 Homes Sold in the Past 36 Months*

ZILLOW

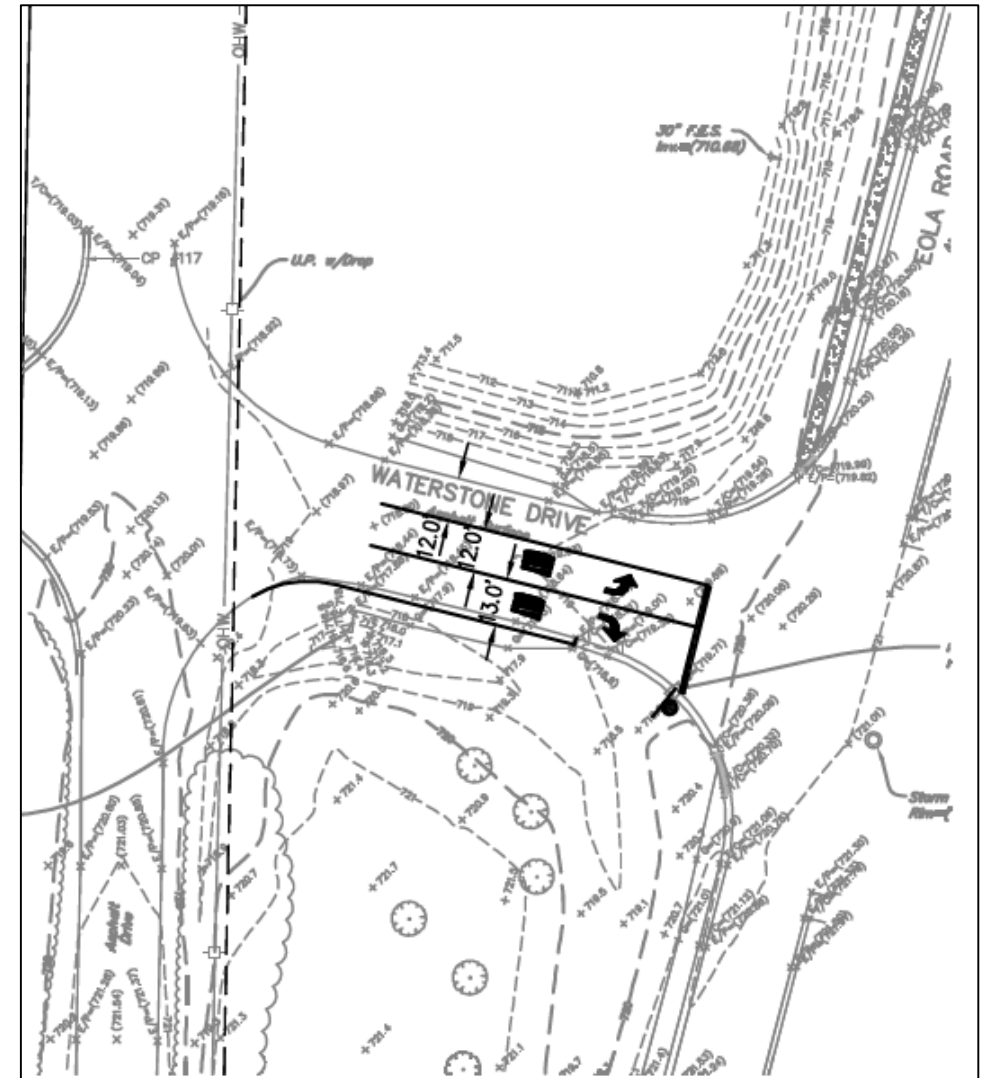
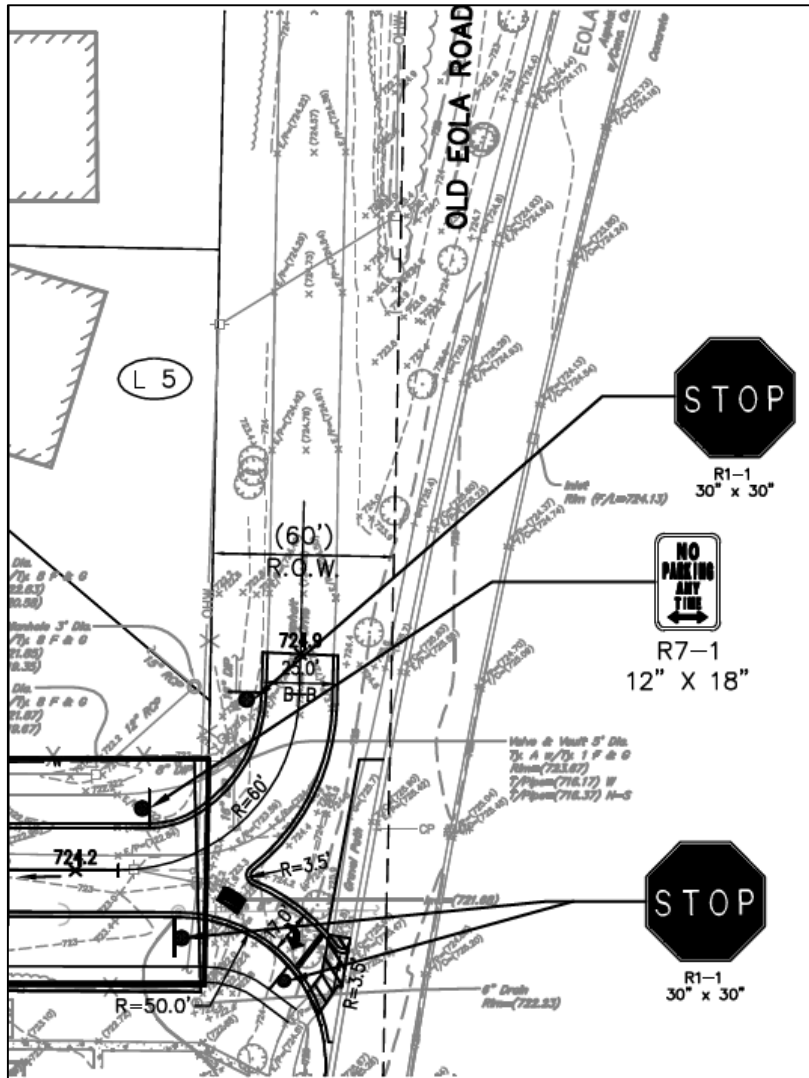




*Townhomes – Side / Rear View*

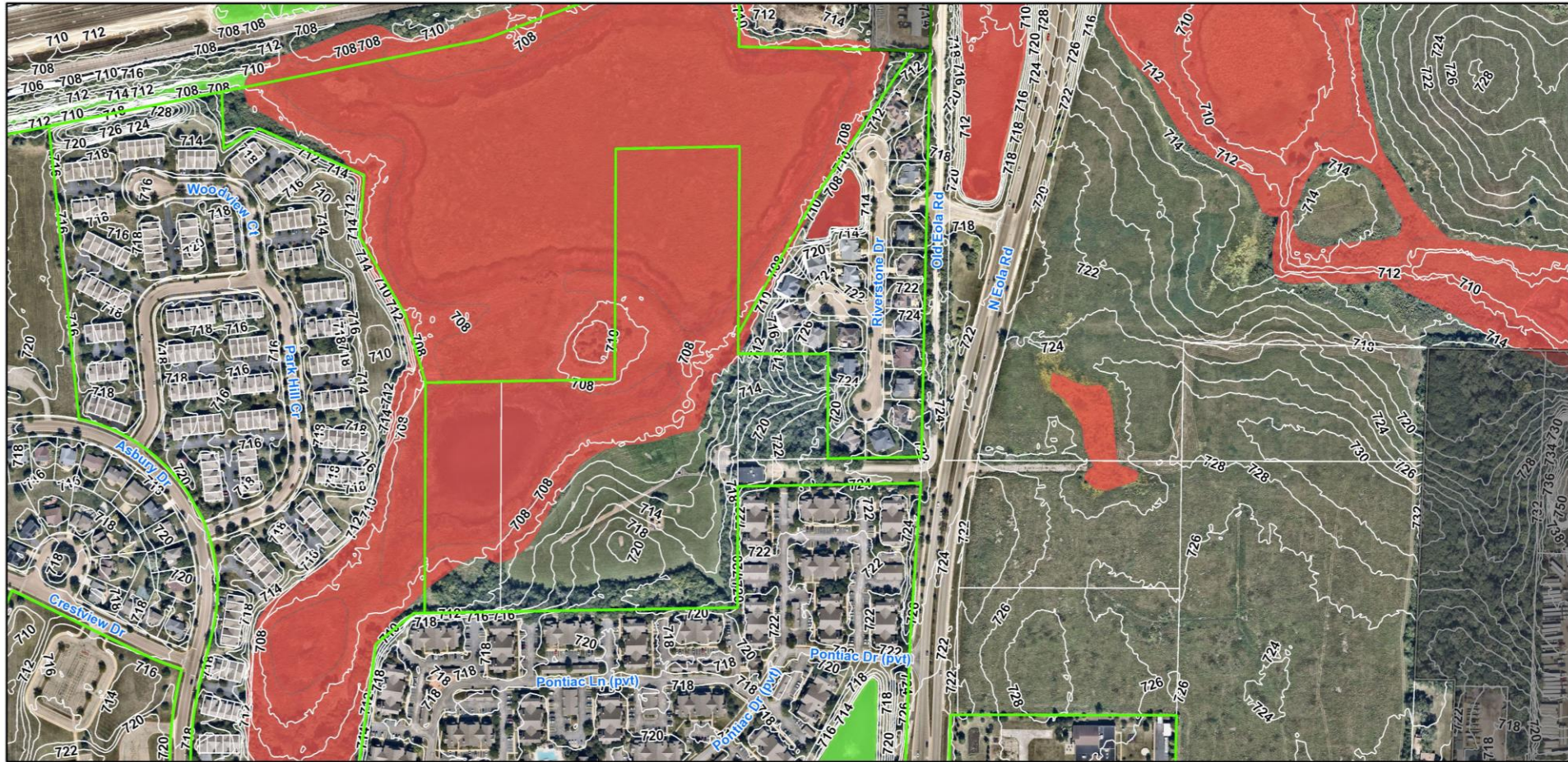


PARKING

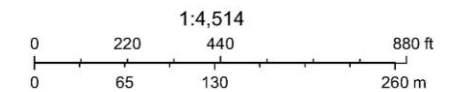


## ROAD IMPROVEMENTS

## Old Eola Rd Property- Wetland



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## Wetland Limits



Adjacent  
Property

Subject  
Property

