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# Eola Preserve

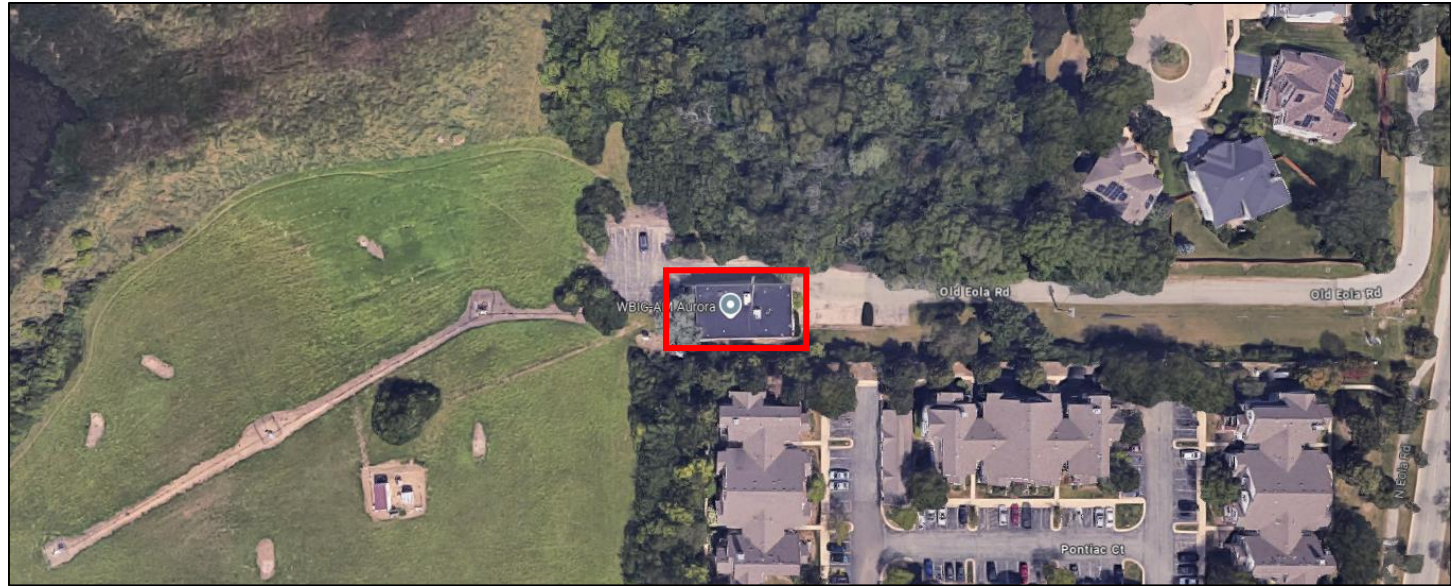
Aurora



**SUBJECT  
PROPERTY**







RADIO STATION

- **Resolution No. R24-404**

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

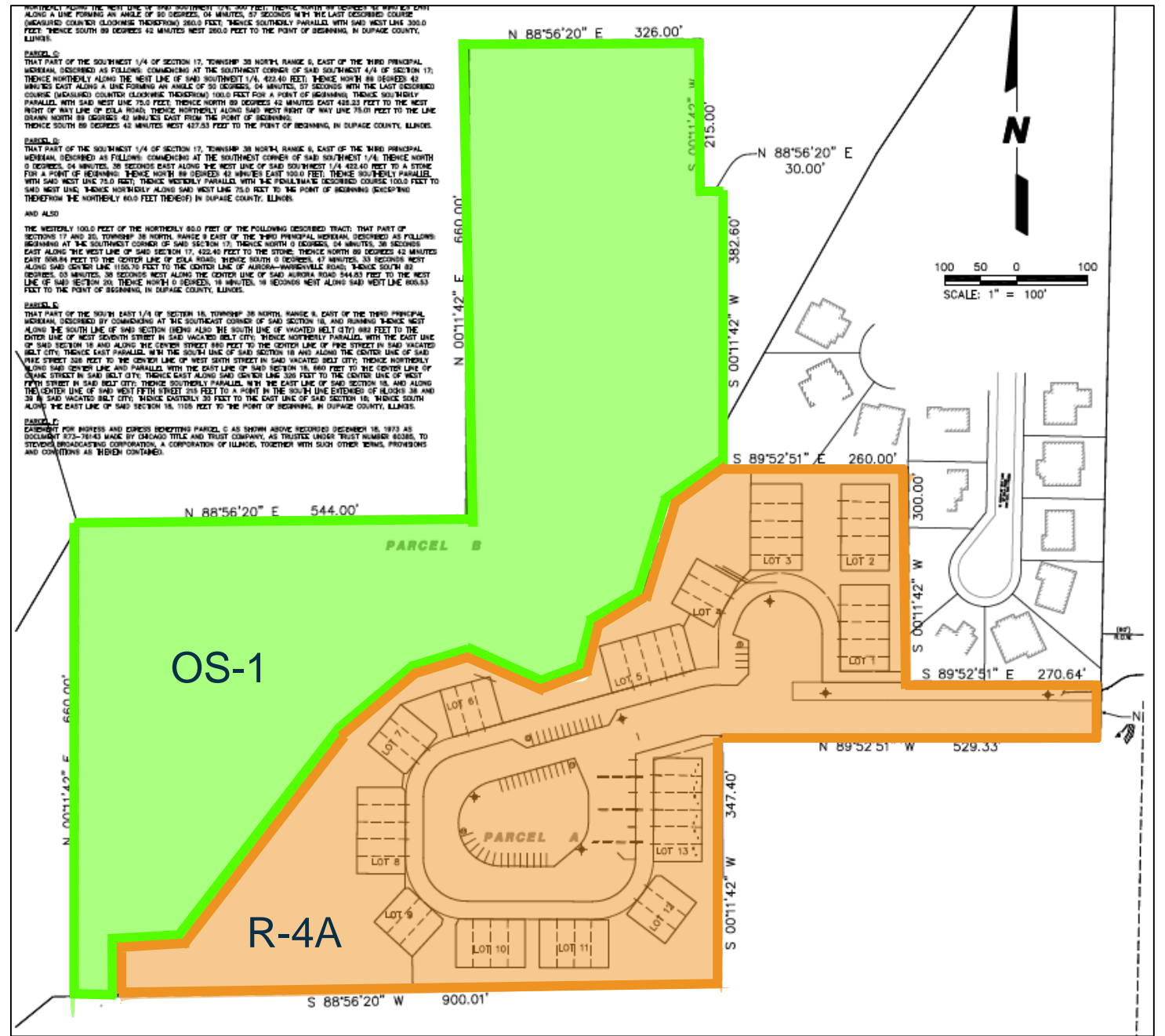
- **Ordinance No. O24-093**

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



**Symbol Zoning District**

- 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



**ZONING EXHIBIT**

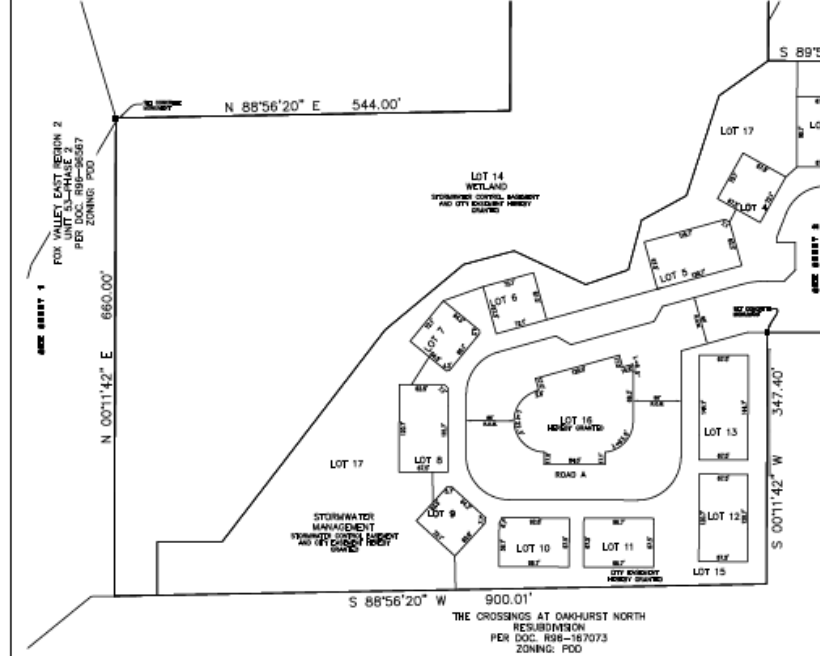


PRELIMINARY PLAT  
FOR  
**EOLA PRESERVE**  
AURORA, ILLINOIS  
T38N, R9E, SECTION 188E

SHEET 1 OF 2

**NOTICE**  
THIS PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE CITY OF AURORA, ILLINOIS, AND THE STATE OF ILLINOIS. THE CITY ENGINEER HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT CONFORMS WITH ALL APPLICABLE ORDINANCES AND REGULATIONS. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THIS PLAT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THIS PLAT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THIS PLAT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

**RECORDING**  
THIS PLAT IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE CITY OF AURORA, ILLINOIS, AND THE STATE OF ILLINOIS. THE CITY ENGINEER HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT CONFORMS WITH ALL APPLICABLE ORDINANCES AND REGULATIONS. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THIS PLAT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



- LEGEND**
- PROPERTY LINE
  - LOT LINE
  - STORMWATER CONTROL, MANAGEMENT AND CITY ENGINEER REVIEW REQUIRED
  - WETLAND
  - POND
  - ROAD
  - CITY ENGINEER REVIEW REQUIRED

**AREA TABLE**

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)
1	LOT 1	1,234	0.03
2	LOT 2	1,234	0.03
3	LOT 3	1,234	0.03
4	LOT 4	1,234	0.03
5	LOT 5	1,234	0.03
6	LOT 6	1,234	0.03
7	LOT 7	1,234	0.03
8	LOT 8	1,234	0.03
9	LOT 9	1,234	0.03
10	LOT 10	1,234	0.03
11	LOT 11	1,234	0.03
12	LOT 12	1,234	0.03
13	LOT 13	1,234	0.03
14	LOT 14	1,234	0.03
15	LOT 15	1,234	0.03
16	LOT 16	1,234	0.03
17	LOT 17	1,234	0.03

**NOTES**

- ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
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BRIDGE STREET PROPERTIES  
P.O. BOX 5726  
NAPERVILLE, IL 60567  
630-281-4085

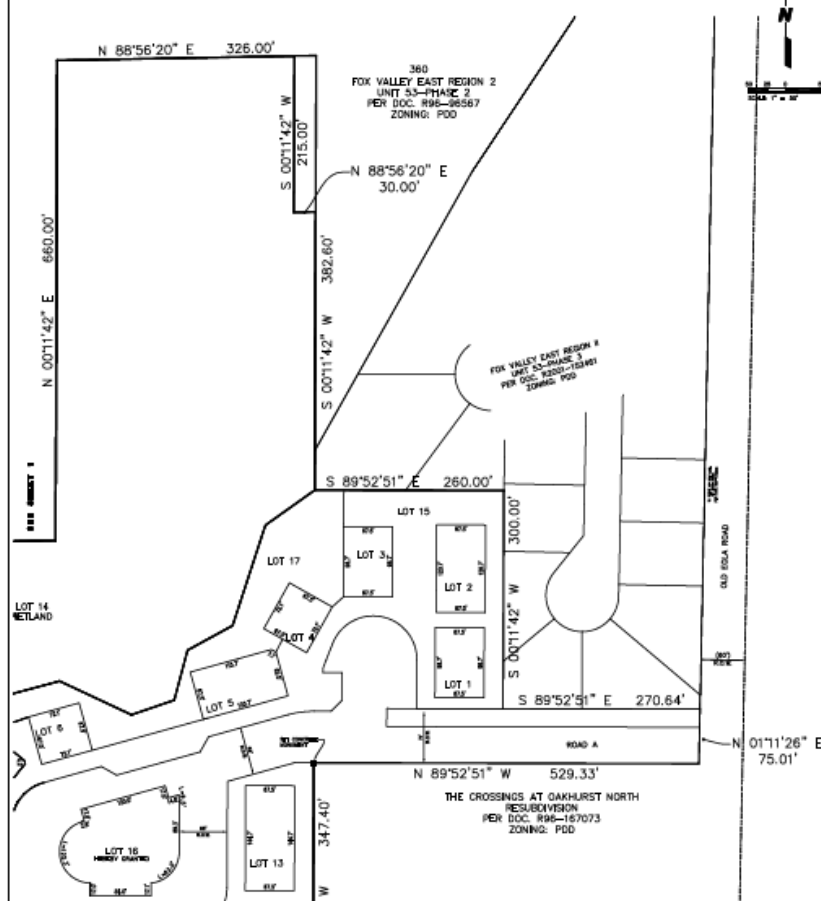
**CEMCON, Ltd.**  
2000 W. Lake Street, Suite 100  
NAPERVILLE, IL 60563  
(630) 281-4085

**LEGEND**

- PROPERTY LINE
- LOT LINE
- STORMWATER CONTROL, MANAGEMENT AND CITY ENGINEER REVIEW REQUIRED
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PRELIMINARY PLAT  
FOR  
**EOLA PRESERVE**  
AURORA, ILLINOIS  
T38N, R9E, SECTION 188E

SHEET 2 OF 2



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PRELIM PLAT



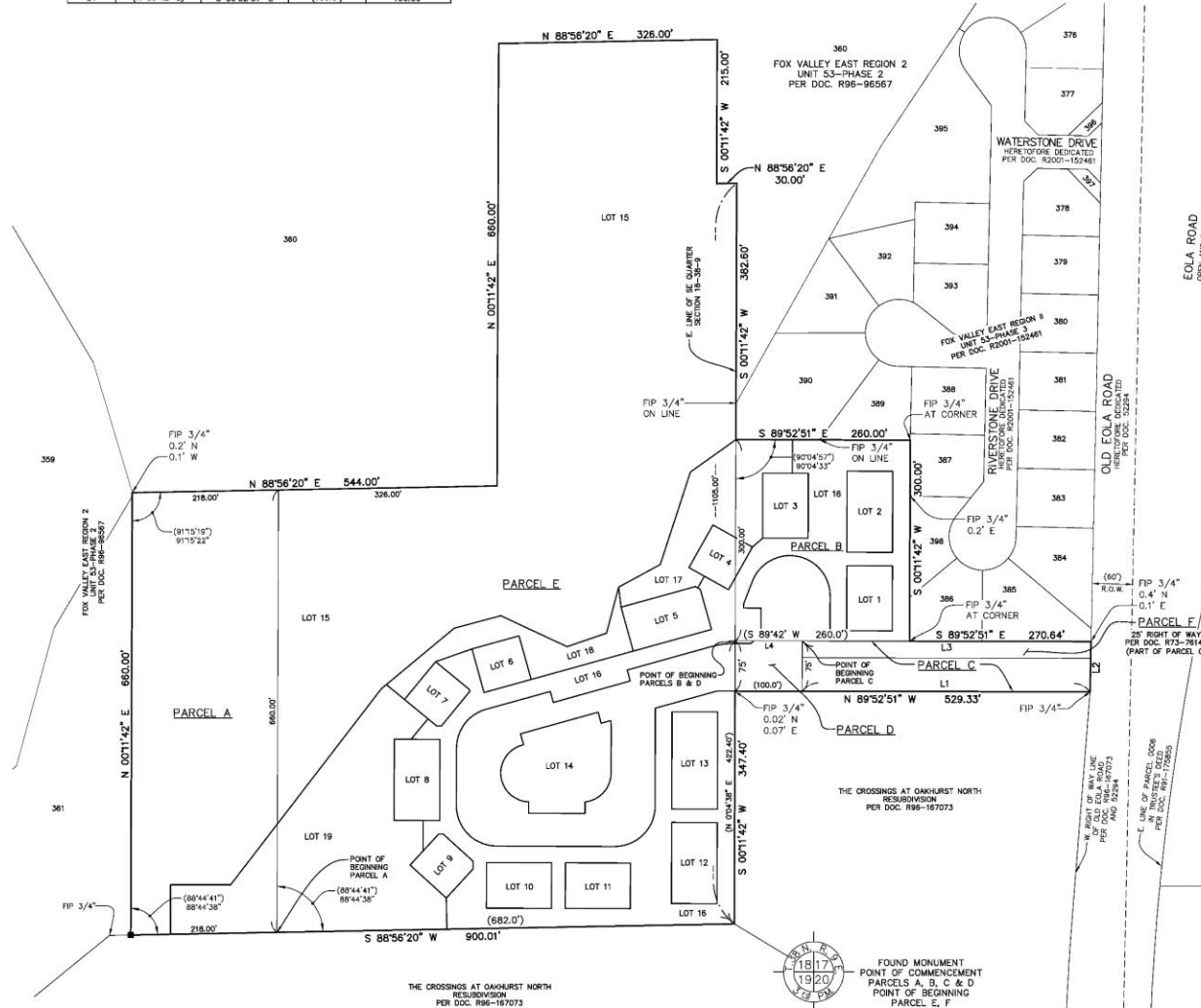
# FINAL PLAT FOR EOLA PRESERVE SUBDIVISION

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

LINE	RECORD BEARING	MEASURED BEARING	RECORD LENGTH	MEASURED LENGTH
L1	(N 89°42' E)	S 89°52'51" E	(428.23')	429.33'
L2	---	N 01°11'28" E	(78.01')	78.01'
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'

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

LOT NO.	AREA SQ. FT.
1	6,556
2	6,228
3	6,598
4	4,928
5	8,210
6	4,917
7	4,927
8	6,228
9	4,989
10	6,598
11	6,598
12	6,228
13	19,460
14	18,705
15	507,784
16	105,151
17	24,346
18	11,854
19	743,178



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

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



LEGEND	
	SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
	LOT LINE/PROPERTY LINE (Thin Solid 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.

R.S.L. - BUILDING SETBACK LINE

THE MEASURED BEARINGS SHOWN ARE BASED ON THE WEST LINE OF THE SUBJECT SITE BEING IN 02°11'42" E.

FP = FOUND IRON PIPE (# AS SHOWN)  
FR = FOUND IRON ROD (# AS SHOWN)

LOTS 16, 17, 18 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.	

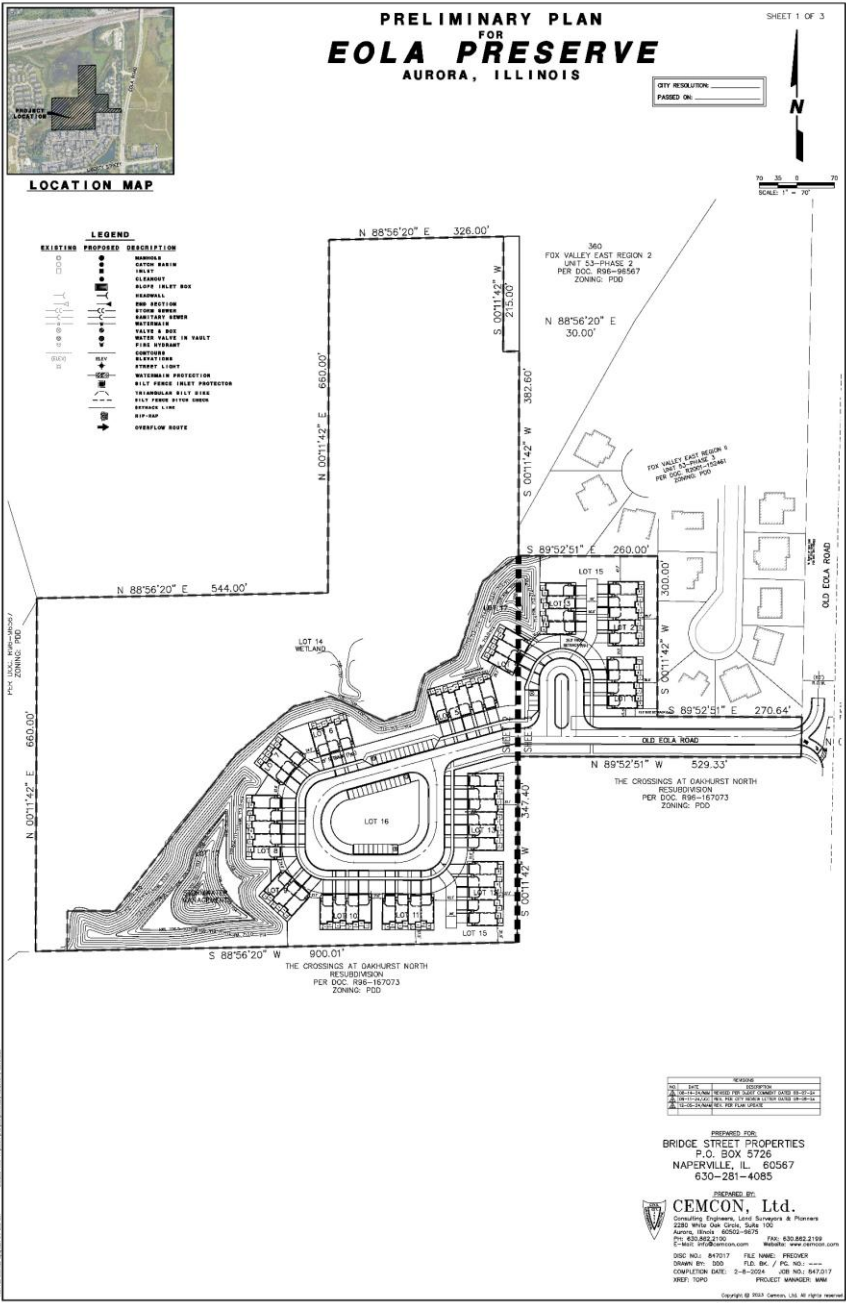
PREPARED FOR:  
BRIDGE STREET PROPERTIES  
P.O. BOX 5726  
NAPERVILLE, IL 60567  
630-281-4085

PREPARED BY:  
**CEMCON, Ltd.**

Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100 Aurora, Illinois  
60502-9875 PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: cadd@cemcon.com Website: www.cemcon.com  
DISC NO.: 847077 FILE NAME: SUBPLAT  
DRAWN BY: A.BI 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

FINAL PLAT





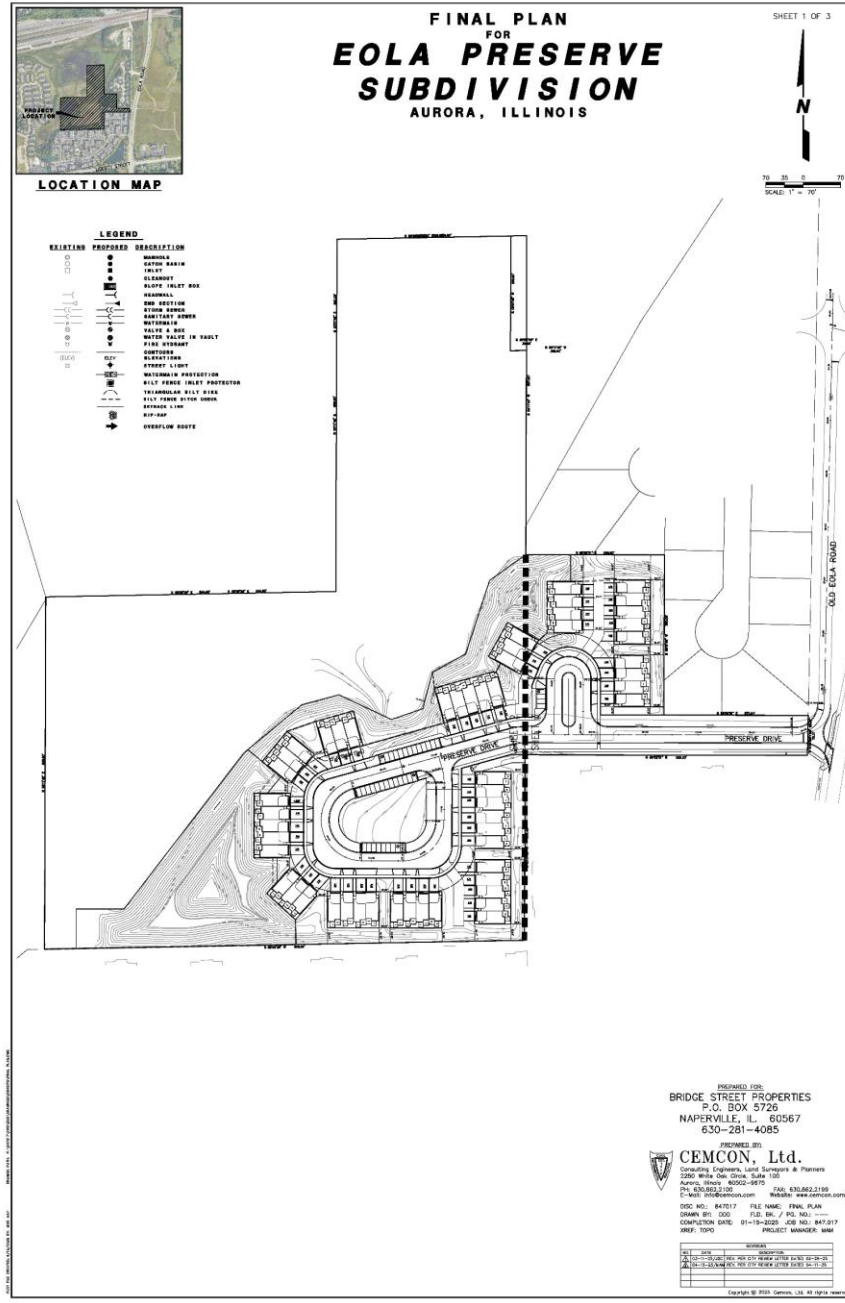
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2	02/10/2020	REVISED PER COMMENTS
3	03/10/2020	REVISED PER COMMENTS
4	04/10/2020	REVISED PER COMMENTS
5	05/10/2020	REVISED PER COMMENTS
6	06/10/2020	REVISED PER COMMENTS
7	07/10/2020	REVISED PER COMMENTS
8	08/10/2020	REVISED PER COMMENTS
9	09/10/2020	REVISED PER COMMENTS
10	10/10/2020	REVISED PER COMMENTS
11	11/10/2020	REVISED PER COMMENTS
12	12/10/2020	REVISED PER COMMENTS

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630-281-4085

PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2300 White Oak Circle, Suite 100  
Naperville, Illinois 60563-9573  
Tel: 630.822.2100 Fax: 630.822.2188  
E-Mail: info@cemcon.com Website: www.cemcon.com

DWG NO.: 847017 FILE NAME: FINAL PLAN  
DRAWN BY: DDD FILE NO.: / PLS NO.: ---  
COMPLETION DATE: 01-19-2020 JOB NO.: 847317  
SHEET 1000 PROJECT MANAGER: ANH

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NO.	DATE	REVISION
1	01/20/2020	ISSUED FOR PERMITS
2	02/10/2020	REVISED PER COMMENTS
3	03/10/2020	REVISED PER COMMENTS
4	04/10/2020	REVISED PER COMMENTS
5	05/10/2020	REVISED PER COMMENTS
6	06/10/2020	REVISED PER COMMENTS
7	07/10/2020	REVISED PER COMMENTS
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11	11/10/2020	REVISED PER COMMENTS
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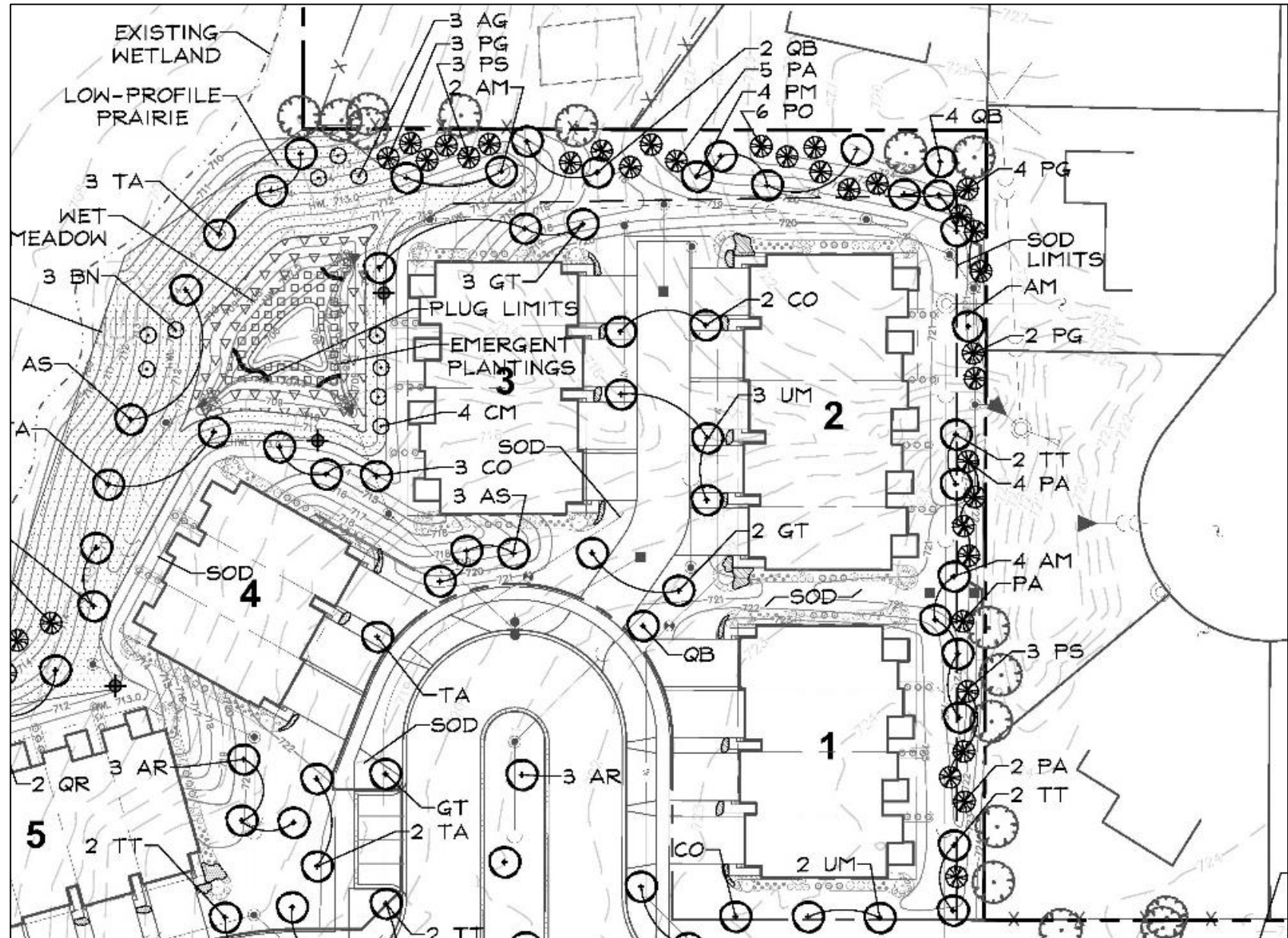
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DWG NO.: 847017 FILE NAME: FINAL PLAN  
DRAWN BY: DDD FILE NO.: / PLS NO.: ---  
COMPLETION DATE: 01-19-2020 JOB NO.: 847317  
SHEET 1000 PROJECT MANAGER: ANH

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COMPARISON



## LANDSCAPE



Thank You



# FINAL PLAN FOR EOLA PRESERVE SUBDIVISION AURORA, ILLINOIS

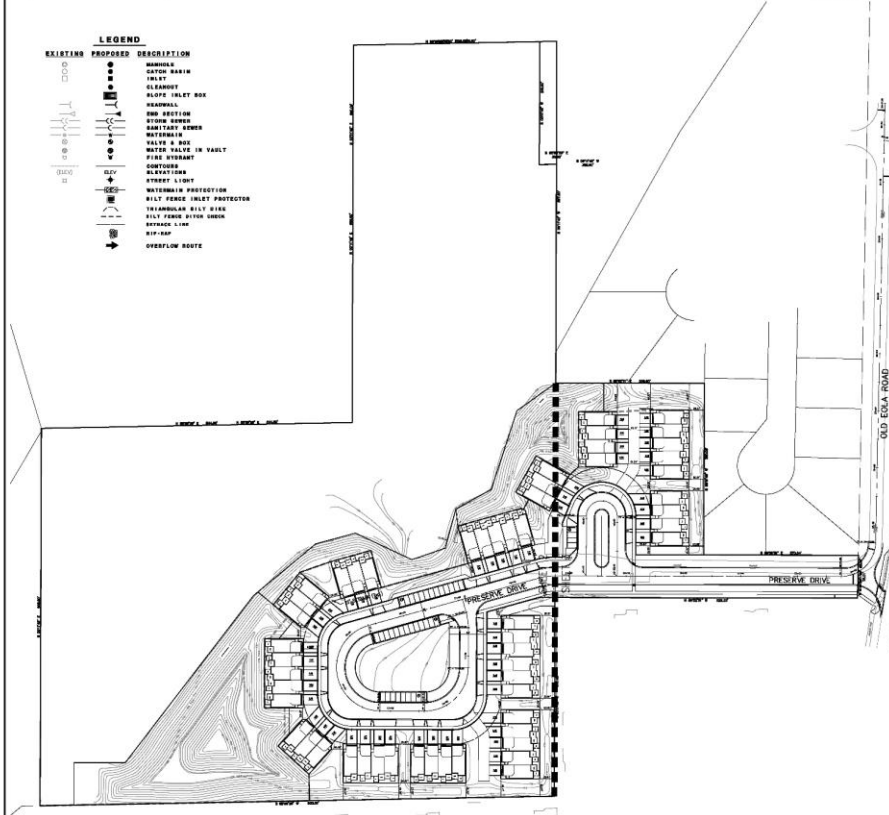


**LOCATION MAP**



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
		SEWING
		CATCH BASIN
		MANHOLE
		CLEANOUT
		SLOPE INLET BOX
		ROADWAY
		SIDEWALK
		STORM SEWER
		SANITARY SEWER
		WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
		ELEVATION
		STREET LIGHT
		RETENTION PROTECTION
		EILT FENCE INLET PROTECTION
		DETENTION BASIN
		EILT FENCE STORM DRAIN
		STORM DRAIN
		RIP-RAP
		OVERFLOW ROUTE



PREPARED FOR:  
BRIDGE STREET PROPERTIES  
P.O. BOX 5725  
NAPERVILLE, IL 60567  
630-281-4085

PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100  
Naperville, IL 60563-1151  
PH: 630.282.1100 FAX: 630.282.1159  
E-MAIL: info@cemcon.com Website: www.cemcon.com

DRG NO.: 847517 FILE NAME: FINAL PLAN  
DRAWN BY: JDD FILE NO.: /  
COMPLETION DATE: 01-15-2025 JOB NO.: 847.017  
XREF: TDPD PROJECT MANAGER: WMP

NO.	DATE	DESCRIPTION
1	01-15-2025	REV: 001: REVISIONS TO THE FINAL PLAN
2	01-15-2025	REV: 002: REVISIONS TO THE FINAL PLAN



## 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
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ii. net density	2.90 Net Density
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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
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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

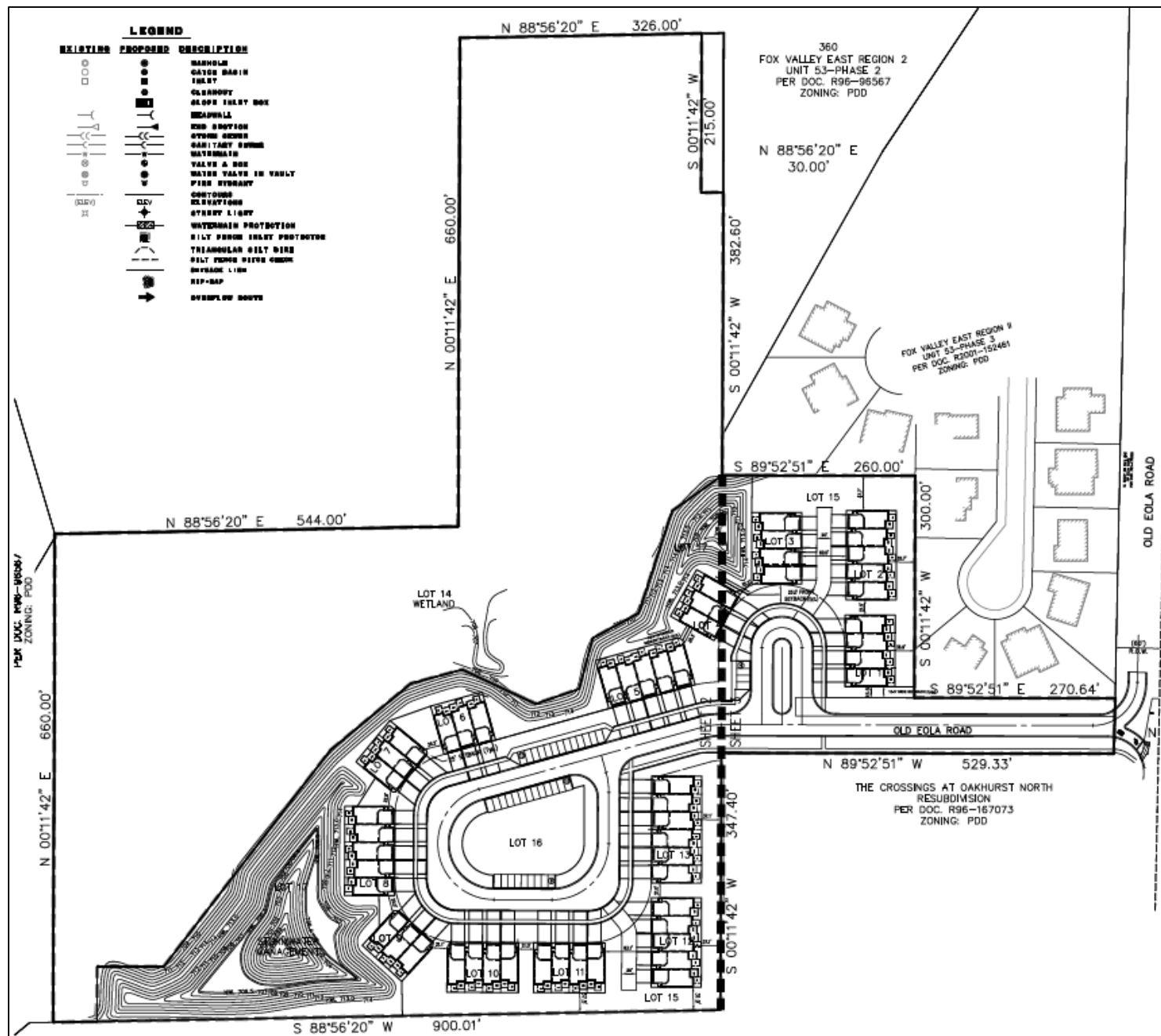
## Conditions to Resolution 24-404

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.

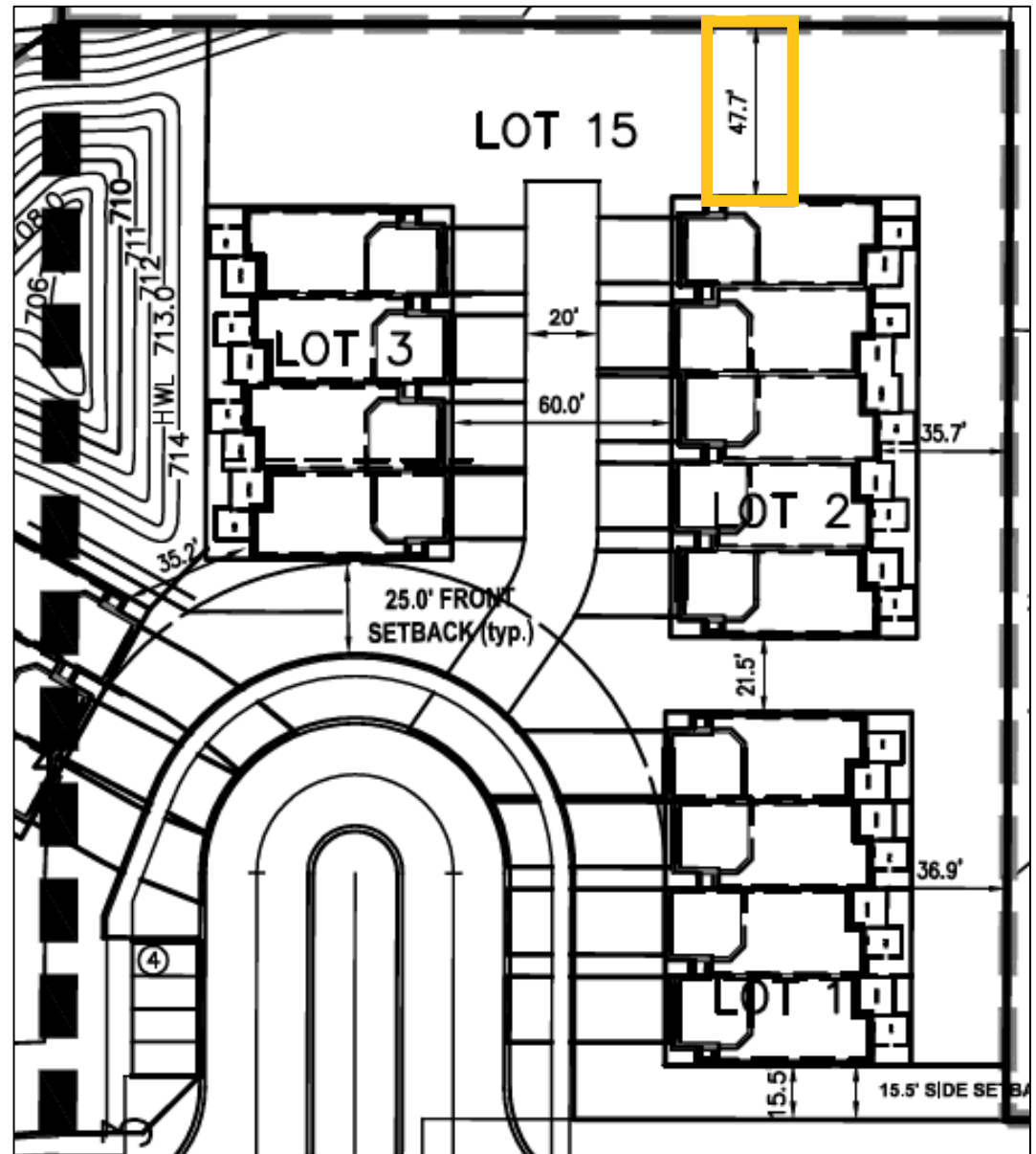
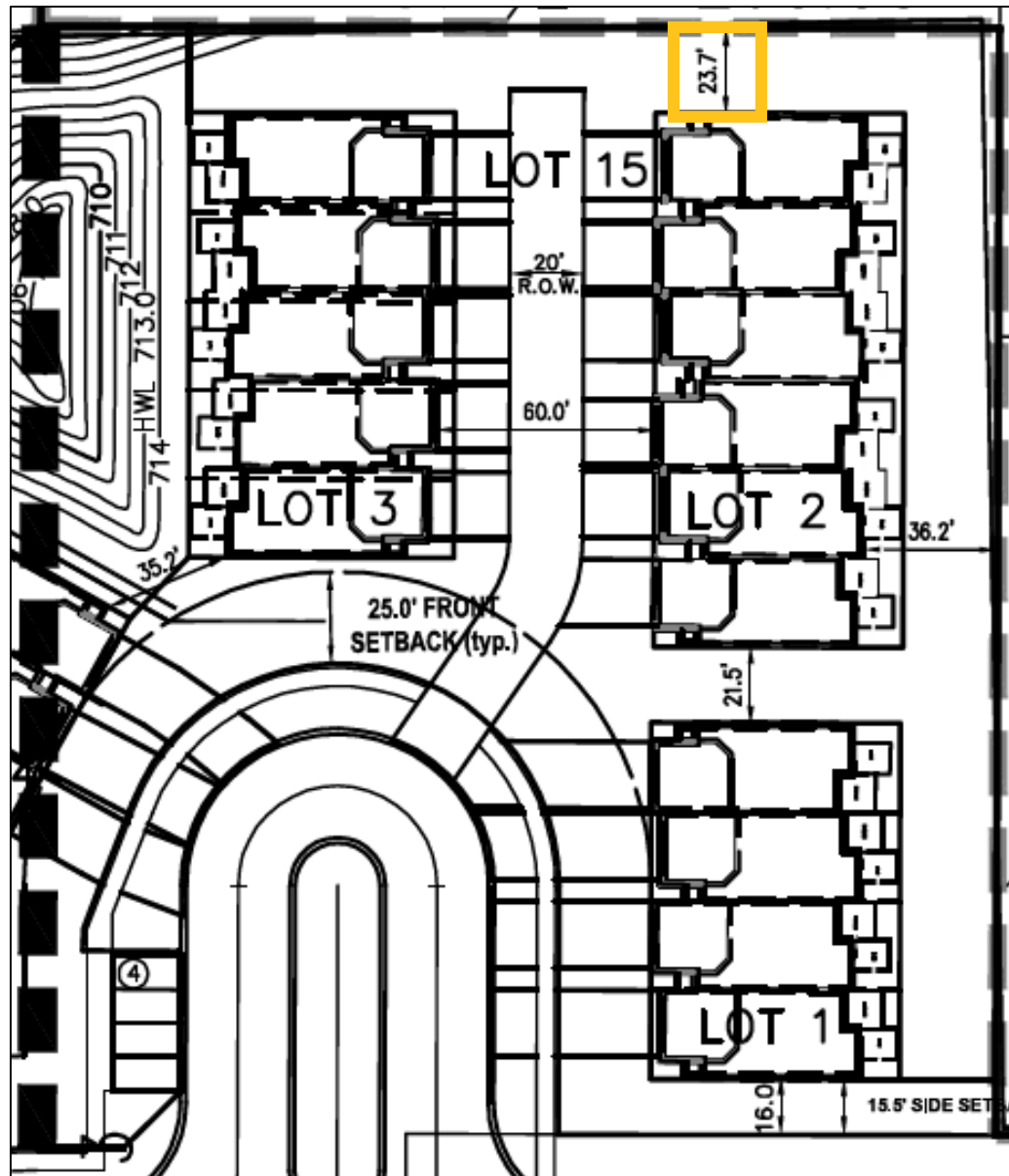


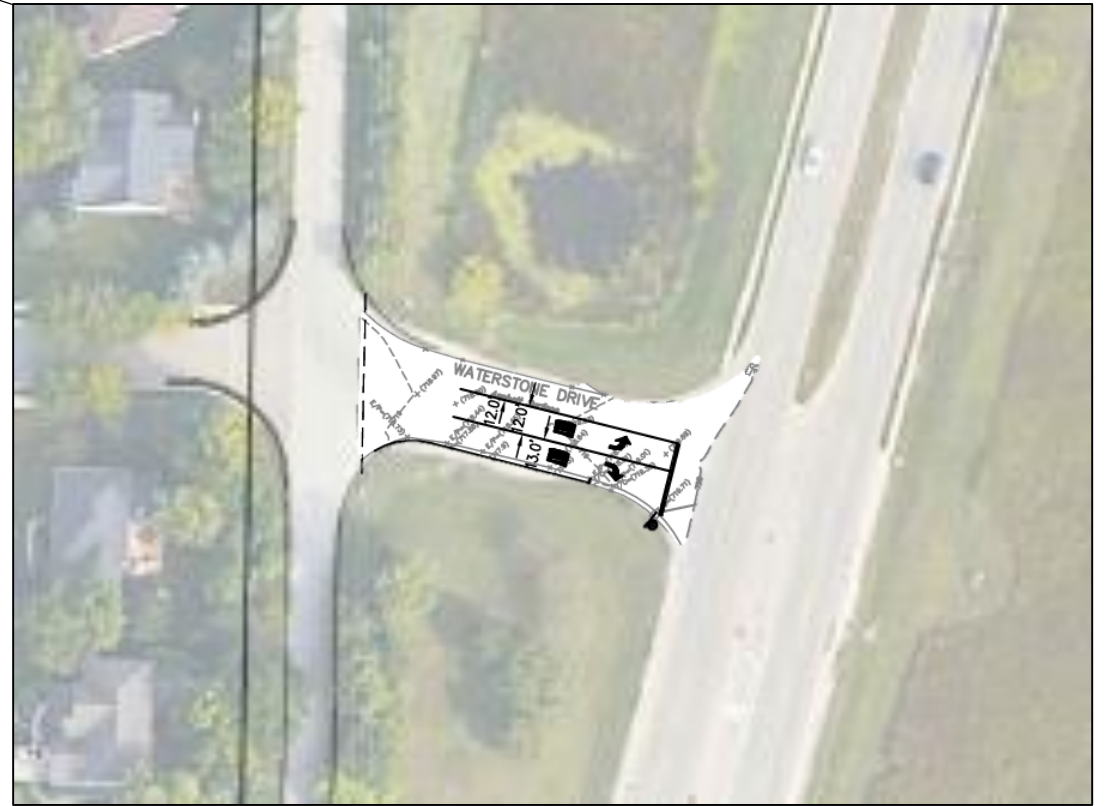


# SITE PLAN





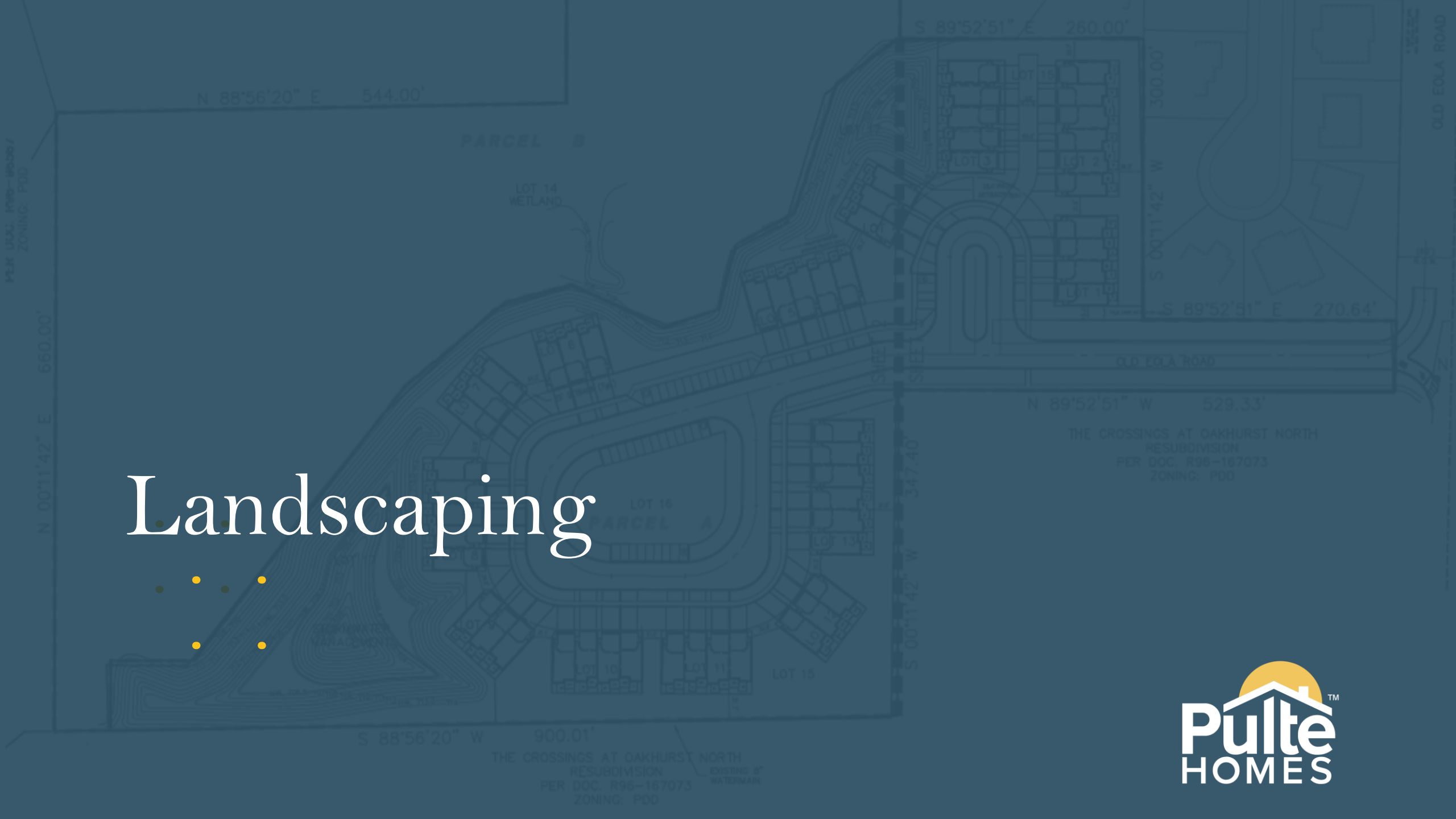




## ROAD IMPROVEMENTS



# Landscaping









Landscape Data Table: Planting Material Key	
Note: Symbols are blackline for proposed landscape 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
Annuals Count:	0
Groundcover Square Footage:	0
Turf (Seeded) Square Footage:	47855
Turf (Sod) Square Footage:	84811
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
<b>Total:</b>		<b>363</b>	<b>286</b>

Landscape Implementation Data Table: Plant List by Category								
	QTY	Percent	SYM	BOTANICAL NAME (Family / Genus / Species)	COMMON NAME	SIZE	COMMENTS	
Canopy Trees	16	6%	RR	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	Cornus goodeniifolia	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%	PH	Platanus x acarifolia '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		
Total:	247	100%						
	Evergreen Trees	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		
54		100%						
Understory Trees	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	Carpinus caroliniana	AMERICAN HORNBEECH	8' Ht	Tree-Form	
	12	19%	CC	Cornus canadensis	EASTERN REDBUD	8' Ht	Multi-Stem	
	9	15%	CM	Cornus mas	CORNELIANCHERRY DOGWOOD	8' Ht	Multi-Stem	
	10	16%	MP	Malus 'Prainifol'	PRAIRIFIRE CRABAPPLE	8' Ht	Multi-Stem	
Misc. Materials	90			Shredded Hardwood Mulch			C.Y.	
	9242			Sod			S.Y.	
	1.1			Turf Seed and Blanket			AC	
	1.5			Low Profile Prairie Seed Mix & Erosion Control Blanket			AC	
	0.2			Wet Meadow Seed Mix & Erosion Control Blanket			AC	
	0.03			Emergent Pops			AC	
	0.2			Emergent Seed Mix			AC	
	8			Naturalized Area Sign			EA	

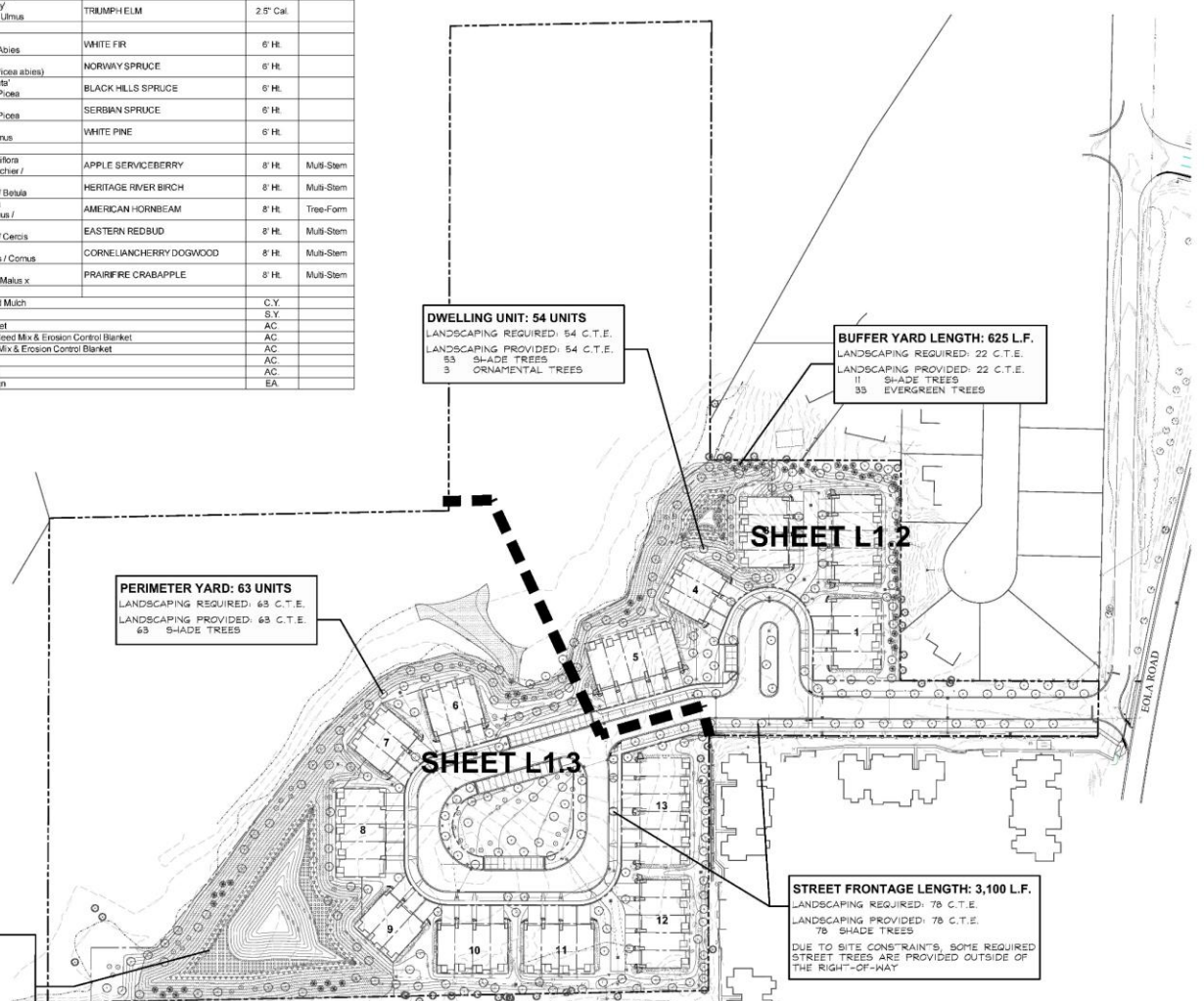
### SYMBOL LEGEND

STORM SEWER	
SANITARY SEWER	
WATER MAIN	
SANITARY MANHOLE	
STORM MANHOLE	
CATCH BASIN	
STORM INLET	
SIP RIP	
VALVE IN VAULT	
VALVE IN BOX	
FIRE HYDRANT	
HAND-UP LND SECTION	
STREET LIGHT	
1 FOOT CONTOURS	
CURB AND GUTTER	
PROPERTY LINE	
ADJACENT LINE	
SETBACK LINE	
NATURALIZED AREA SIGN	

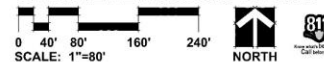
**WET BOTTOM DETENTION BASIN**  
**H.W.L. LENGTH: 2,200 L.F.**  
 LANDSCAPING REQUIRED: 66 C.T.E.  
 LANDSCAPING PROVIDED: 66.6 C.T.E.  
 40 SHADE TREES  
 64 UNDERSTORY TREES  
 21 EVERGREEN TREES

### 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



**GRWA**  
 GARY R. WEBER  
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 402 W. LIBERTY DRIVE  
 WHEATON, ILLINOIS 60187  
 PHONE: 630-668-1197  
 www.grwa.com

## EOLA PRESERVE

AURORA, ILLINOIS

## OVERALL LANDSCAPE PLAN

6	04.15.2025
5	03.10.2025
4	01.30.2025
3	09.28.2024
2	05.14.2024
1	03.27.2024

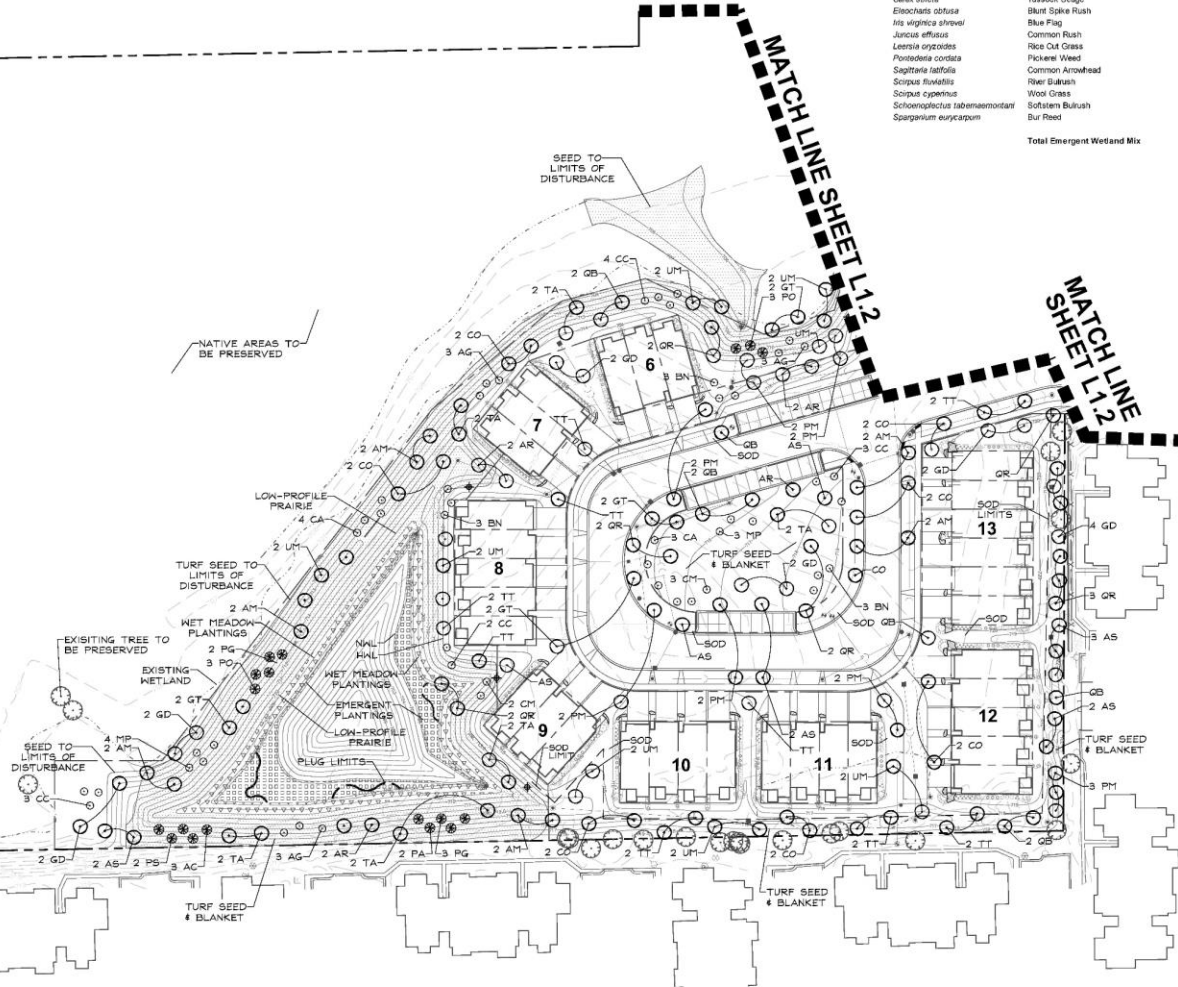
DATE: 2/09/2024  
 PROJECT NO.: BS2305  
 DRAWN: GEM  
 CHECKED: ZML  
 SHEET NO.

**L1.1**



### SYMBOL LEGEND

- STORM SEWER
- SANITARY SEWER
- WATER MAIN
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- STORM INLET
- RIP RAP
- VALVE IN BUILT
- VALVE IN BOX
- FIRE HYDRANT
- FLARED END SECTION
- STREET LIGHT
- 1 FOOT CONTOURS
- CURB AND GUTTER
- PROPERTY LINE
- EASEMENT LINE
- SEMIAR 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 seeding area.

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

### Emergent Plant Seed and Plug Mixture

Stormwater basin bottom from NML to 12" below NML

Botanical Name	Common Name	lbs / AC	Plugs / AC
<i>Accos americanus</i>	Sweet Flag	0.500	494
<i>Alisma subcordatum</i>	Water Plantain	1.250	988
<i>Carex stricta</i>	Tussock Sedge	0.060	
<i>Elaeagnus obtusa</i>	Blunt Spike Rush	0.250	494
<i>Iris virginica shrevei</i>	Blue Flag	0.500	988
<i>Juncus effusus</i>	Common Rush	0.500	494
<i>Leersia oryzoides</i>	Rice Cut Grass	1.250	988
<i>Pontederia cordata</i>	Pickering Weed	0.250	988
<i>Sagittaria latifolia</i>	Common Arrowhead	1.250	494
<i>Scirpus fluviatilis</i>	River Bulrush	0.500	988
<i>Scirpus cyperinus</i>	Wool Grass	0.250	494
<i>Schoenoplectus tabernaemontani</i>	Softstem Bulrush	0.500	988
<i>Sporobolus eurycarpus</i>	Bur Reed	1.000	988
<b>Total Emergent Wetland Mix</b>		<b>8.060</b>	<b>7410</b>

### Wet Meadow Seed Mixture

Lower slopes of basin

Botanical Name	Common Name	lbs / AC
<b>Grasses / Sedges</b>		
<i>Carex debor</i>	Belted Oval Sedge	0.250
<i>Carex boeckmannii</i>	Bottlebrush Sedge	0.125
<i>Carex diandra</i>	Prairie Oval Sedge	0.250
<i>Carex crinitata</i>	Crested Oval Sedge	0.060
<i>Carex moenchii</i>	Field Oval Sedge	0.250
<i>Carex nomata</i>	Sweeping Oval Sedge	0.015
<i>Carex scoparia</i>	Pointed Broom Sedge	0.190
<i>Carex stipata</i>	Common Fox Sedge	0.060
<i>Carex vulpinoidea</i>	Brown Fox Sedge	0.250
<i>Elymus virginicus</i>	Virginia Wild Rye	3.000
<i>Glycyca strata</i>	Fowl Manna Grass	0.130
<i>Juncus dudleyi</i>	Dudley's Rush	0.020
<i>Juncus torreyi</i>	Torrey's Rush	0.001
<i>Panicum virgatum</i>	Switch Grass	3.000
<i>Scirpus atrovirens</i>	Dark Green Bulrush	0.060
<i>Scirpus cyperinus</i>	Wool Grass	0.020
<b>Total Grasses / Sedges</b>		<b>7.721</b>

### Wildflowers/Broadleaves

<i>Astilbe incarnata</i>	Sweetwillow	0.125
<i>Bidens cernua</i>	Nodding Bur Marigold	0.190
<i>Botanria asteroides</i>	False Aster	0.031
<i>Eupatorium perfoliatum</i>	Common Boneset	0.015
<i>Euthamia gaumerioides</i>	Green-headed Goldenrod	0.300
<i>Helenium autumnale</i>	Sneezeweed	0.063
<i>Hibiscus laevis</i>	Halberd-leaved Rose Mallow	0.380
<i>Iris virginica shrevei</i>	Blue Flag Iris	1.000
<i>Lobelia spicata</i>	Great Blue Lobelia	0.001
<i>Mimulus ringens</i>	Monkey Flower	0.031
<i>Physostegia virginiana</i>	Obssident Plant	0.031
<i>Pyrostachyum virginianum</i>	Common Mountain Mint	0.063
<i>Solidago rigida</i>	Stiff Goldenrod	0.125
<i>Symphoricarum novae-angliae</i>	New England Aster	0.250
<i>Vernonia fasciculata</i>	Common Ironweed	0.380
<i>Verbena hastata</i>	Blue Vervain	0.380
<i>Zizia aurea</i>	Golden Alexanders	0.800
<b>Total Forbs</b>		<b>3.895</b>
<b>Total Wet Meadow Seed Mix</b>		<b>11.616</b>

### Low Profile Prairie with Flowers Seed Mix

Upper basin slopes

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

### Wildflowers/Broadleaves

<i>Allium canum</i>	Nodding Wild Onion	0.190
<i>Amophla caryocarpa</i>	Lead Plant	0.125
<i>Alopecurus tuberosus</i>	Butterflyweed	0.063
<i>Astagalus canadensis</i>	Canada Milk Vetch	0.063
<i>Conopsis palmata</i>	Prairie Coneopsis	0.025
<i>Chamaecrista fasciculata</i>	Partridge pea	0.198
<i>Dalea purpurea</i>	Purple Prairie Clover	0.500
<i>Echinacea pallida</i>	Pale Purple Coneflower	1.000
<i>Echinacea purpurea</i>	Purple Coneflower	0.500
<i>Eryngium yuccifolium</i>	Rattlesnake Master	0.125
<i>Halepogon hians</i>	Prairie Blue Lobelia	1.000
<i>Lespedeza capitata</i>	Round-headed Bush Clover	0.125
<i>Liatris aspera</i>	Rough Blazing Star	0.250
<i>Liatris pycnostachya</i>	Prairie Blazing Star	0.198
<i>Monarda fistulosa</i>	Prairie Bergamot	0.063
<i>Parthenium integrifolium</i>	Wild Quinine	0.016
<i>Pentstemon digitalis</i>	Foxglove Beard Tongue	0.125
<i>Phytolobium candidum</i>	White Prairie Clover	0.125
<i>Phytolobium purpureum</i>	Purple Prairie Clover	0.198
<i>Pterosida arguta</i>	Prairie Cinquefoil	0.031
<i>Pyrostachyum tenuifolium</i>	Slender Mountain Mint	0.031
<i>Rudbeckia hirta</i>	Yellow Coneflower	0.125
<i>Rudbeckia hirta</i>	Black-eyed Susan	0.500
<i>Rudbeckia subtomentosa</i>	Sweet Black-eyed Susan	0.063
<i>Rudbeckia triloba</i>	Brown-eyed Susan	0.500
<i>Solidago rigida</i>	Stiff Goldenrod	0.250
<i>Symphoricarum laeve</i>	Smooth Blue Aster	0.063
<i>Symphoricarum novae-angliae</i>	New England Aster	0.250
<i>Tradescantia virginiana</i>	Common Spiderwort	0.063
<i>Verbena stricta</i>	Heavy Vervain	0.125
<i>Zizia aurea</i>	Golden Alexanders	0.500
<b>Total Forbs</b>		<b>7.825</b>
<b>Total Low Profile Prairie Seed Mix</b>		<b>22.950</b>

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PHONE: 630.668.7197  
www.grwa.com

CLIENT:  
**BRIDGE STREET PROPERTIES**  
BRIDGE STREET PROPERTIES  
818 W. BEVERLY AVE  
NAPERVILLE, ILLINOIS 60540  
SVP/PROJECT MANAGER:  
**CEMCON, LTD.**  
2280 WHITE OAK CIRCLE  
SUITE 100  
AURORA, IL 60502

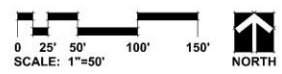
# EOLA PRESERVE

AURORA, ILLINOIS

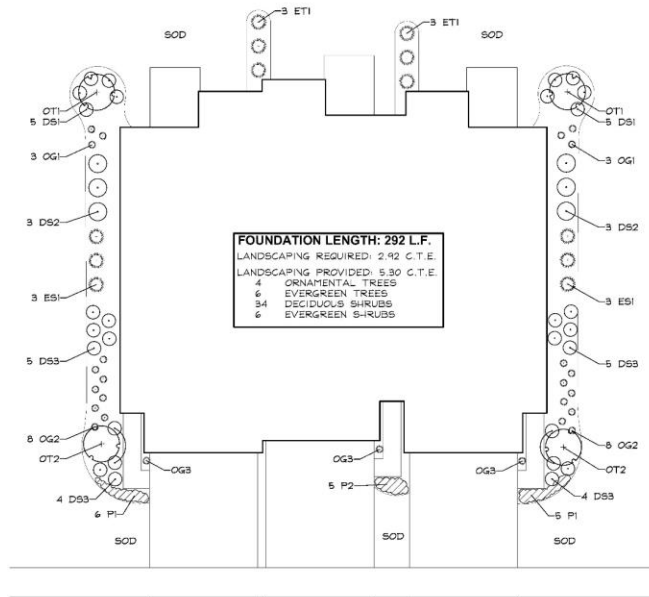
## LANDSCAPE PLAN

REVISIONS	DATE	BY
6	04-15-2025	
5	03-18-2025	
4	01-30-2025	
3	09-26-2024	
2	05-14-2024	
1	03-27-2024	

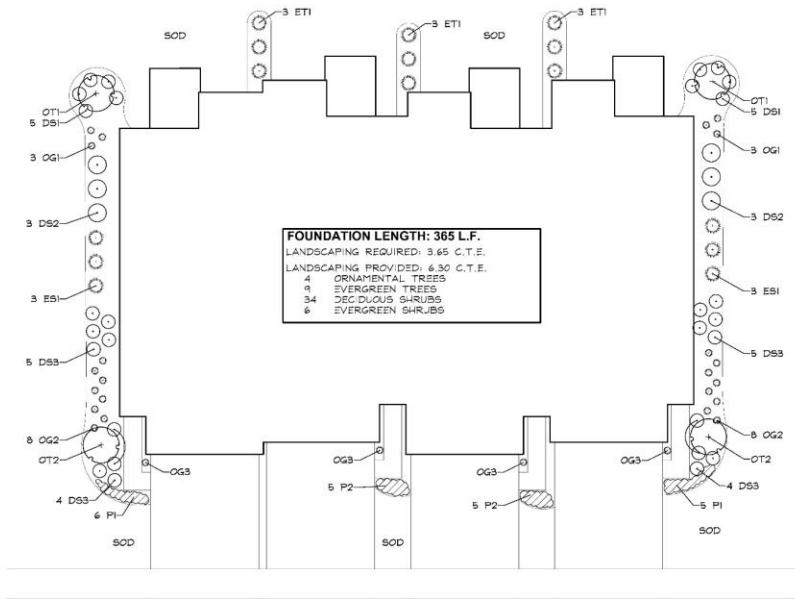
DATE	2.09.2024
PROJECT NO.	BS2305
DRAWN	GEH
CHECKED	ZML
SHEET NO.	L1.3







**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 HORSEBEAM	2' Cal.	Single Stem
<b>EVERGREEN TREES</b>			
ET1 6	Thuja occidentalis 'Techny' TECHNY ARBORVITAE	5' Tall	
<b>DECIDUOUS SHRUBS</b>			
DS1 10	Hydrangea paniculata 'LVXBO' BOBO HYDRANGEA	24" Tall	3' O.C.
DS2 6	Cornus sericea 'Bailey' BAILEY'S REDTWIN DOGWOOD	36" Tall	4' O.C.
DS3 18	Fothergilla gardenii DWARF FOTHERGILLA	24" Tall	3' O.C.
<b>EVERGREEN SHRUBS</b>			
ES1 6	Buxus 'Glencoe' CHICAGO/LAND GREEN BOXWOOD	24" Wide	4' O.C.
<b>ORNAMENTAL GRASSES</b>			
OG1 6	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#1	24" O.C.
OG2 16	Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS	#1	24" O.C.
OG3 3	Calamagrostis x acutiflora 'Karl Foerster' #1 FEATHER REED GRASS	#1	24" O.C.
<b>PERENNIALS</b>			
PI 11	Colamintha nepeta 'Montrose White' MONTROSE WHITE GALAMINT	#1	18" O.C.
P2 5	Hemerocallis 'Little Wine Cup' LITTLE WINE CUP DAYLILY	#1	18" O.C.
<b>MISC. MATERIALS</b>			
6	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 HORSEBEAM	2' Cal.	Single Stem
<b>EVERGREEN TREES</b>			
ET1 9	Thuja occidentalis 'Techny' TECHNY ARBORVITAE	5' Tall	
<b>DECIDUOUS SHRUBS</b>			
DS1 10	Hydrangea paniculata 'LVXBO' BOBO HYDRANGEA	24" Tall	3' O.C.
DS2 6	Cornus sericea 'Bailey' BAILEY'S REDTWIN DOGWOOD	36" Tall	4' O.C.
DS3 18	Fothergilla gardenii DWARF FOTHERGILLA	24" Tall	3' O.C.
<b>EVERGREEN SHRUBS</b>			
ES1 6	Buxus 'Glencoe' CHICAGO/LAND GREEN BOXWOOD	24" Wide	4' O.C.
<b>ORNAMENTAL GRASSES</b>			
OG1 6	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#1	24" O.C.
OG2 16	Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS	#1	24" O.C.
OG3 4	Calamagrostis x acutiflora 'Karl Foerster' #1 FEATHER REED GRASS	#1	24" O.C.
<b>PERENNIALS</b>			
PI 11	Colamintha nepeta 'Montrose White' MONTROSE WHITE GALAMINT	#1	18" O.C.
P2 10	Hemerocallis 'Little Wine Cup' LITTLE WINE CUP DAYLILY	#1	18" O.C.
<b>MISC. MATERIALS</b>			
6	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 'Rensau' STRAWBERRY SUNDAY HYDRANGEA	24" Tall	3' O.C.
DS2 6	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
DS3 18	Heigela x 'Dark Horse' DARK HORSE WEIGELA	24" Tall	3' O.C.
<b>EVERGREEN SHRUBS</b>			
ES1 6	Buxus 'Glencoe' CHICAGO/LAND GREEN BOXWOOD	24" Wide	4' O.C.
<b>ORNAMENTAL GRASSES</b>			
OG1 6	Pennisetum alopecuroides 'Burgundy Bunny' #1 BURGUNDY BUNNY FOUNTAIN GRASS	#1	24" O.C.
OG2 16	Panicum virgatum 'Cheyenne Sky' CHEYENNE SKY RED SWITCHGRASS	#1	24" O.C.
OG3 3	Panicum virgatum 'Northwind' NORTHWIND SWITCH GRASS	#1	24" O.C.
<b>PERENNIALS</b>			
PI 11	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2 5	Hemerocallis 'Gong Bananas' GONG BANANAS DAYLILY	#1	18" O.C.
<b>MISC. MATERIALS</b>			
6	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 'Rensau' STRAWBERRY SUNDAY HYDRANGEA	24" Tall	3' O.C.
DS2 6	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
DS3 18	Heigela x 'Dark Horse' DARK HORSE WEIGELA	24" Tall	3' O.C.
<b>EVERGREEN SHRUBS</b>			
ES1 6	Buxus 'Glencoe' CHICAGO/LAND GREEN BOXWOOD	24" Wide	4' O.C.
<b>ORNAMENTAL GRASSES</b>			
OG1 6	Pennisetum alopecuroides 'Burgundy Bunny' #1 BURGUNDY BUNNY FOUNTAIN GRASS	#1	24" O.C.
OG2 16	Panicum virgatum 'Cheyenne Sky' CHEYENNE SKY RED SWITCHGRASS	#1	24" O.C.
OG3 4	Panicum virgatum 'Northwind' NORTHWIND SWITCH GRASS	#1	24" O.C.
<b>PERENNIALS</b>			
PI 11	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2 10	Hemerocallis 'Gong Bananas' GONG BANANAS DAYLILY	#1	18" O.C.
<b>MISC. MATERIALS</b>			
6	SHREDDED HARDWOOD MULCH	C.Y.	

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818 W. JEFFERSON AVE  
NAPERVILLE, ILLINOIS 60540  
CEMCON, LTD.  
280 WHITE OAK CIRCLE  
SUITE 10  
AURORA, IL 60502

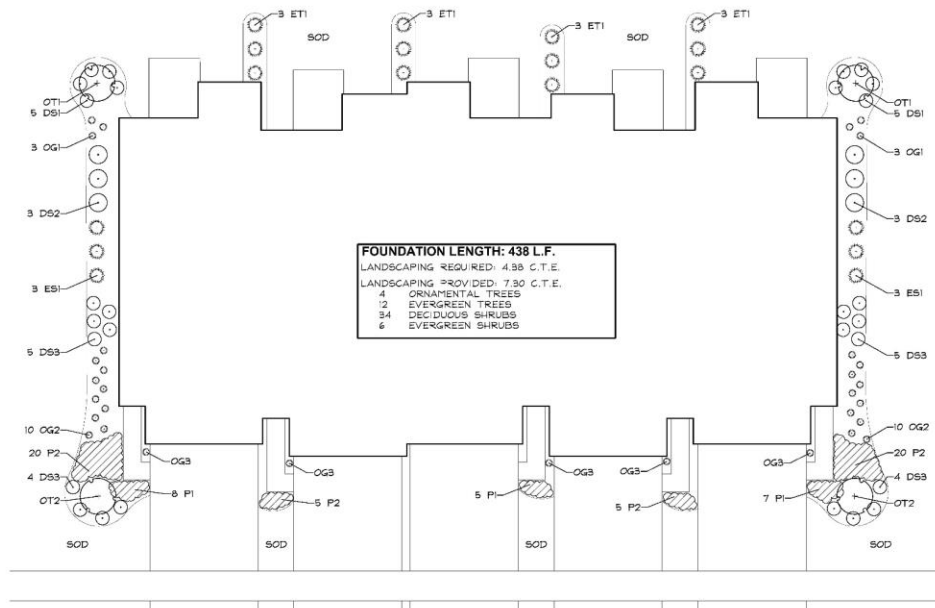
**EOLA PRESERVE**  
AURORA, ILLINOIS  
**TYPICAL FOUNDATION LANDSCAPE PLANS**

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: ZM  
SHEET NO.

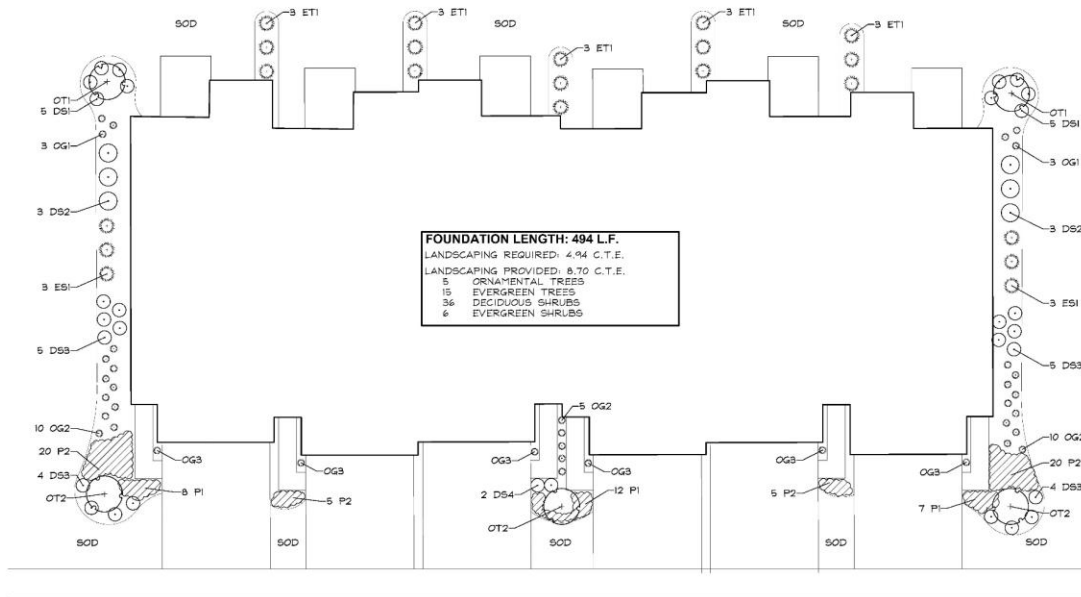






**FOUNDATION LENGTH: 438 L.F.**  
 LANDSCAPING REQUIRED: 4.88 C.T.E.  
 LANDSCAPING PROVIDED: 7.90 C.T.E.  
 4 ORNAMENTAL TREES  
 2 EVERGREEN TREES  
 34 DECIDUOUS SHRUBS  
 6 EVERGREEN SHRUBS

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



**FOUNDATION LENGTH: 494 L.F.**  
 LANDSCAPING REQUIRED: 4.94 C.T.E.  
 LANDSCAPING PROVIDED: 6.70 C.T.E.  
 5 ORNAMENTAL TREES  
 15 EVERGREEN TREES  
 36 DECIDUOUS SHRUBS  
 6 EVERGREEN SHRUBS

**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 CORNLIANCHERRY DOGWOOD	6' Tall	Multi-Stem
OT1 2	Corpinia caroliniana AMERICAN HORSEBEAM	2' Cal.	Single Stem
<b>EVERGREEN TREES</b>			
ET1 12	Thuja occidentalis 'Tachyny' TECHNY ARBORVITAE	5' Tall	
<b>DECIDUOUS SHRUBS</b>			
DS1 10	Hydrangea paniculata 'LIVOCO' 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' CHICAGOGLAND GREEN BOXWOOD	24" Wide	4' O.C.
<b>ORNAMENTAL GRASSES</b>			
OG1 6	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#1	24" O.C.
OG2 20	Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS	#1	24" O.C.
OG3 5	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	24" O.C.
<b>PERENNIALS</b>			
PI 20	Calamintha nepeta 'Montrose White' MONTROSE WHITE CALAMINT	#1	18" O.C.
P2 50	Hemerocallis 'Little Wine Cup' LITTLE WINE CUP DAYLILY	#1	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 'Rensau' STRAWBERRY SUNDAY HYDRANGEA	24' Tall	3' O.C.
DS2 6	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
DS3 18	Heigela x 'Dark Horse' DARK HORSE WEIGELA	24" Tall	3' O.C.
<b>EVERGREEN SHRUBS</b>			
ES1 6	Buxus 'Glenside' CHICAGOGLAND GREEN BOXWOOD	24" Wide	4' O.C.
<b>ORNAMENTAL GRASSES</b>			
OG1 6	Pennisetum alopecuroides 'Burgundy Bunny' BURGUNDY BUNNY FOUNTAIN GRASS	#1	24" O.C.
OG2 20	Panicum virgatum 'Cheyenne Sky' CHEYENNE SKY RED SWITCHGRASS	#1	24" O.C.
OG3 5	Panicum virgatum 'Northwind' NORTHWIND SWITCH GRASS	#1	24" O.C.
<b>PERENNIALS</b>			
P1 20	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2 50	Hemerocallis 'Going Bananas' GONG BANANAS DAYLILY	#1	18" O.C.
<b>MISC. MATERIALS</b>			
10	SH-REDDED 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 'Rensau' STRAWBERRY SUNDAY HYDRANGEA	24' Tall	3' O.C.
DS2 6	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
DS3 18	Heigela x 'Dark Horse' DARK HORSE WEIGELA	24" Tall	3' O.C.
DS4 2	Diervilla 'G2289544' KODIAK ORANGE BUSH- HONEYSUCKLE	24" Tall	3' O.C.
<b>EVERGREEN SHRUBS</b>			
ES1 6	Buxus 'Glenside' CHICAGOGLAND GREEN BOXWOOD	24" Wide	4' O.C.
<b>ORNAMENTAL GRASSES</b>			
OG1 6	Pennisetum alopecuroides 'Burgundy Bunny' BURGUNDY BUNNY FOUNTAIN GRASS	#1	24" O.C.
OG2 25	Panicum virgatum 'Cheyenne Sky' CHEYENNE SKY RED SWITCHGRASS	#1	24" O.C.
OG3 6	Panicum virgatum 'Northwind' NORTHWIND SWITCH GRASS	#1	24" O.C.
<b>PERENNIALS</b>			
P1 27	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2 50	Hemerocallis 'Going Bananas' GONG BANANAS DAYLILY	#1	18" O.C.
<b>MISC. MATERIALS</b>			
12	SH-REDDED HARDWOOD MULCH	C.Y.	

**GRWA**  
 GARY R. WEBER  
 ASSOCIATES, INC.  
 LAND PLANNING  
 ECOLOGICAL CONSULTING  
 LANDSCAPE ARCHITECTURE  
 402 W. LIBERTY DRIVE  
 WHEATON, ILLINOIS 60187  
 PHONE: 630.666.7197  
 www.grwa.com

**BRIDGE STREET**  
 BRIDGE STREET PROPERTIES  
 818 W. JEFFERSON AVE  
 NAPERVILLE, ILLINOIS 60540  
 CIVIL ENGINEER  
**CEMCON, LTD.**  
 2280 WHITE OAK CIRCLE  
 SUITE 10  
 AURORA, IL 60502

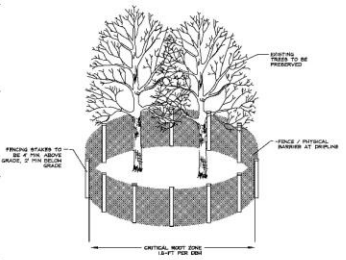
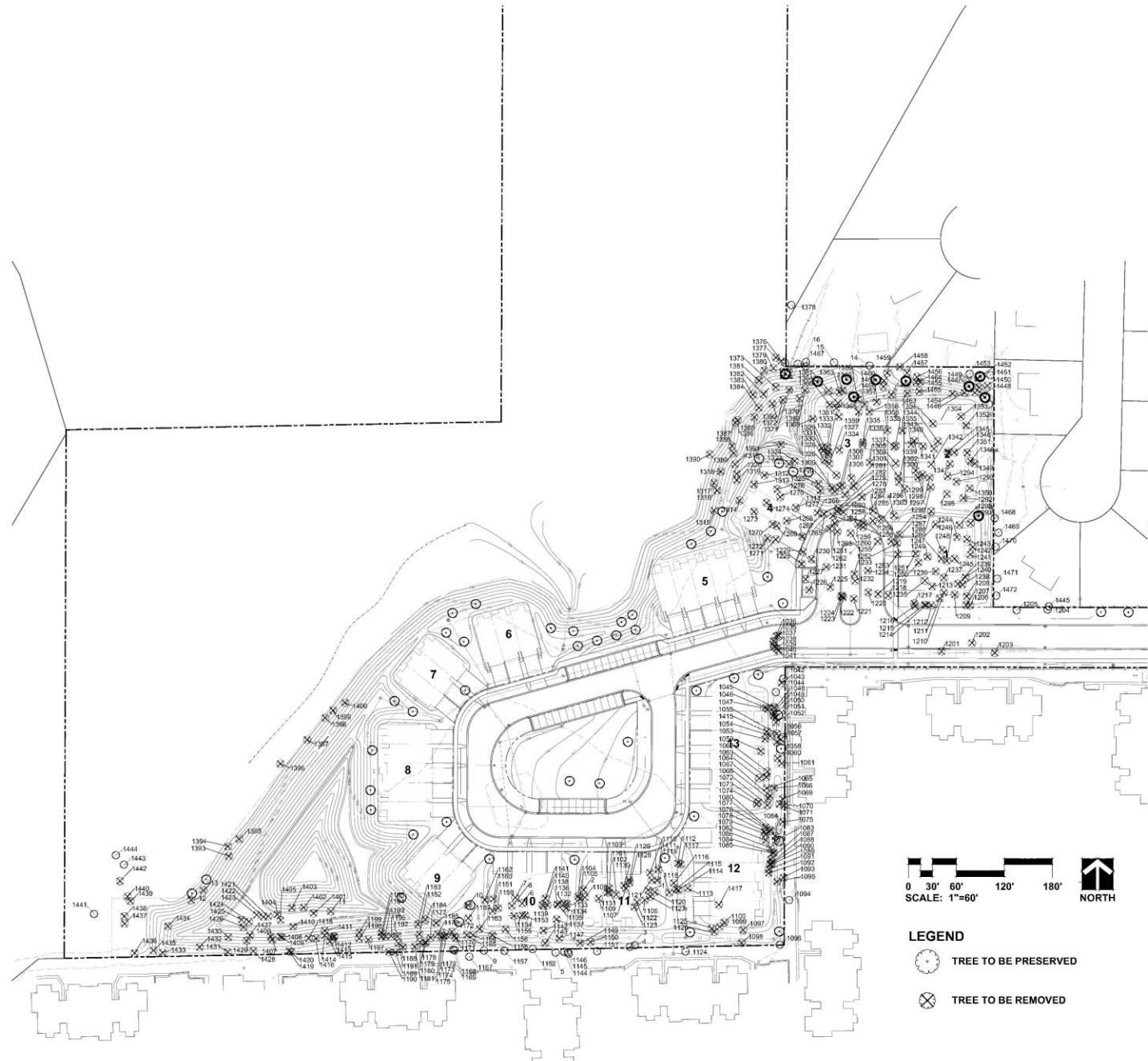
**EOLA PRESERVE**  
 AURORA, ILLINOIS  
**TYPICAL FOUNDATION LANDSCAPE PLANS**

**REVISIONS**

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** GEH  
**CHECKED** ZML  
**SHEET NO.**





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

**TREE PRESERVATION NOTES**

- 40' high snow fence or wood barriers shall extend to the drip-line of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
- Activities within the tree protection are not permitted, including staging of materials, parking, pedestrian access, etc.
- All accidents, damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
- Broken or badly bruised branches shall be removed with a clean cut. If recommended by the professional Arborist, Landscape Architect or Horticulturist.
- Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
- Contractors shall protect trees and vegetation against spills or discharge of fuels, lubricating oils, hydraulic fluids, anti-freeze and coolants, sodium cyanide, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
- When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.



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

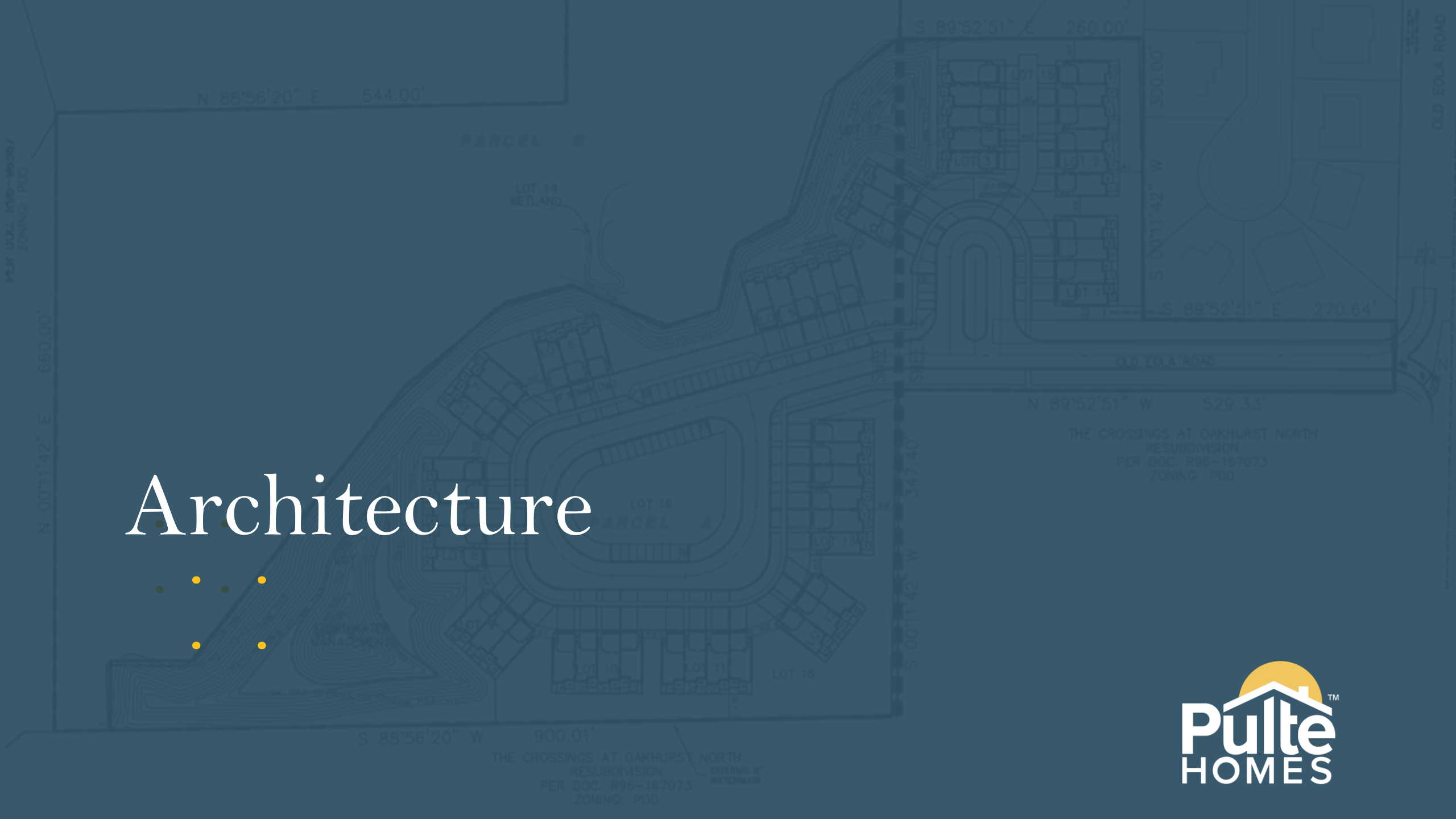
**EOLA PRESERVE**  
AURORA, ILLINOIS  
**TREE PRESERVATION PLAN**

REVISIONS	DATE
6	04-15-2025
5	03-18-2025
4	01-30-2025
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.	



# 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

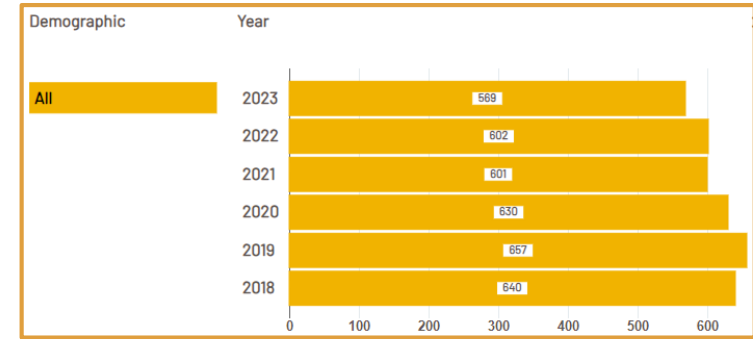


Type of Unit	Pre-School 0 - 4 Yrs	Elementary Grades K-5	Junior High Grades 6-8	High School Grades 9-12	Adults 18-up	Total per Unit
<b>Detached</b>						
<b>Single-family</b>						
2-bedroom		0.000	0.000	0.000	0.000	0.000
3-bedroom		0.000	0.000	0.000	0.000	0.000
4-bedroom		0.000	0.000	0.000	0.000	0.000
5-bedroom		0.000	0.000	0.000	0.000	0.000
<b>Attached</b>						
<b>Single-Family</b>						
1-Bedroom					1.190	1.190
2-Bedroom	0.064	0.000	0.048	0.038	1.752	1.990
49 3-Bedroom	0.212	10.388	0.058	2.842	1.829	117.208
5 4-Bedroom	0.323	1.615	0.154	0.770	2.173	15.725
<b>Apartments</b>						
Efficiency						0.000
1-Bedroom		0.000	0.000	0.000	0.000	0.000
2-Bedroom		0.000	0.000	0.000	0.000	0.000
3-Bedroom		0.000	0.000	0.000	0.000	0.000
<b>People Produced</b>		12.003	13.076	3.612	3.756	100.486
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			

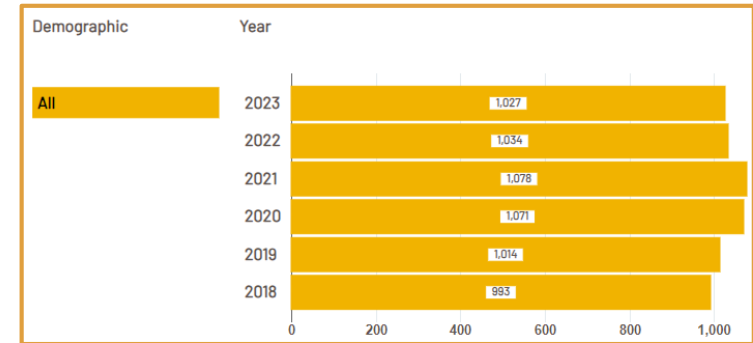
**- 20 PROJECTED STUDENTS -**

**STUDENT NUMBERS**

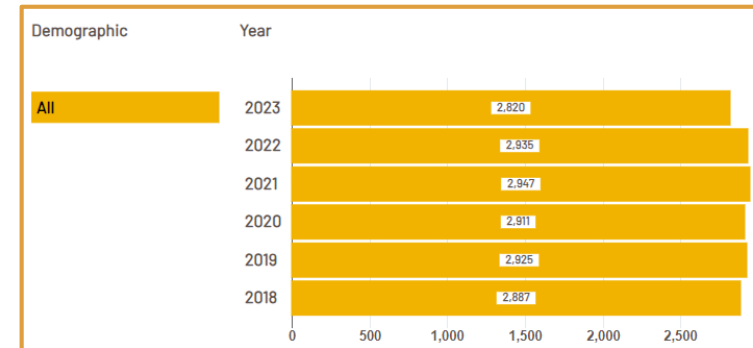
**NANCY YOUNG ELEMENTARY SCHOOL**  
**ENROLLMENT: 569**  
(13 STUDENTS PROJECTED) 0.0228% *INCREASE*



**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 light blue 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



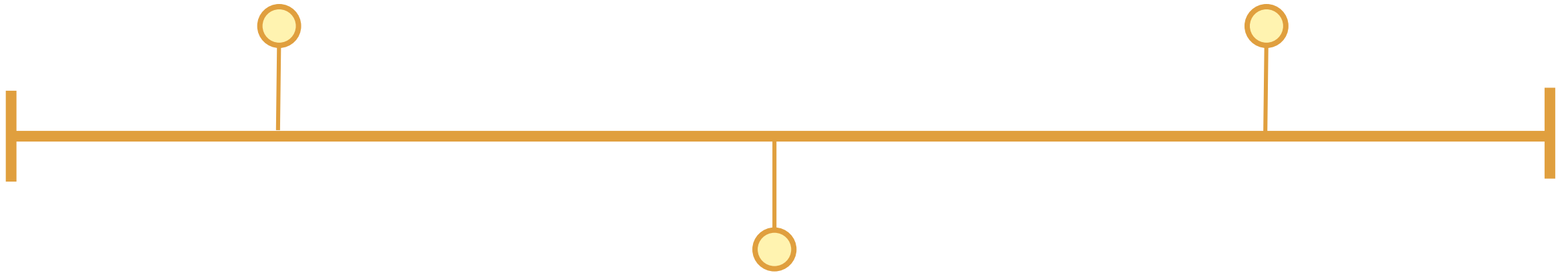


**Spring 2025**  
Earthwork

**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'

CODE

# PRELIMINARY PLAN FOR **EOLA PRESERVE** AURORA, ILLINOIS

SHEET 1 OF 3



**LOCATION MAP**

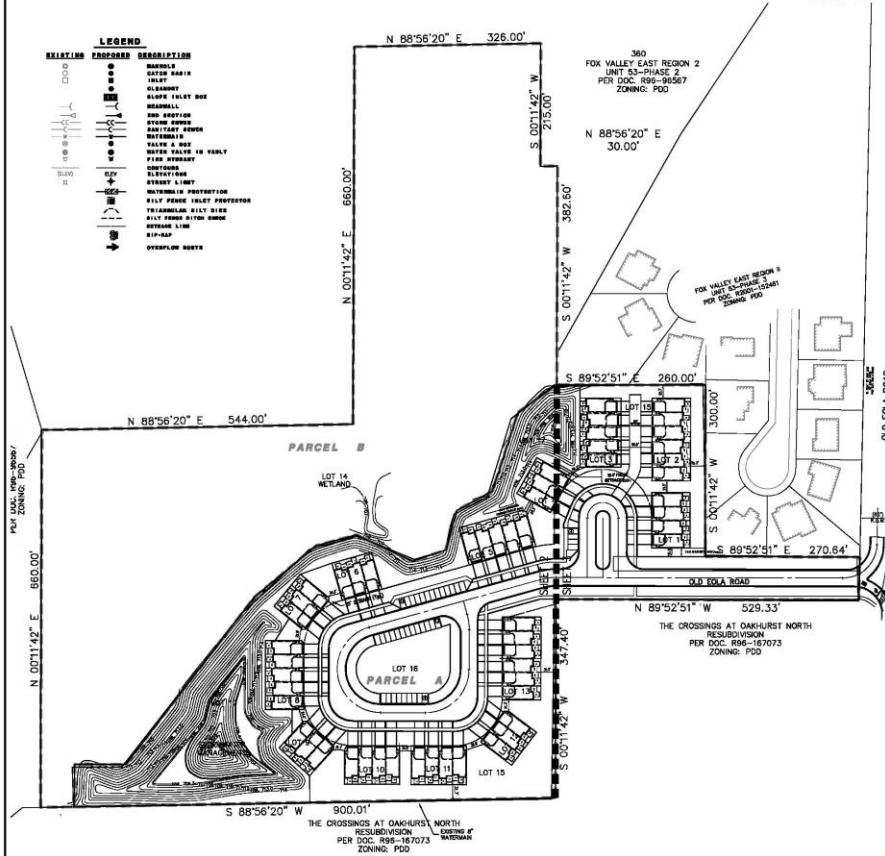
CITY RESOLUTION:  
PASSED ON: \_\_\_\_\_

N

75 50 0 25  
SCALE: 1" = 75'

**LEGEND**

RELATIVE PROPOSED	DESCRIPTION
	BOUNDARY
	EASEMENT
	RIGHT-OF-WAY
	SLOPE (VALLEY BOX)
	ELEVATION
	STREET LINE
	WATERMARK PROTECTION
	UTILITY
	RIP-RAP
	OTHER NOTES



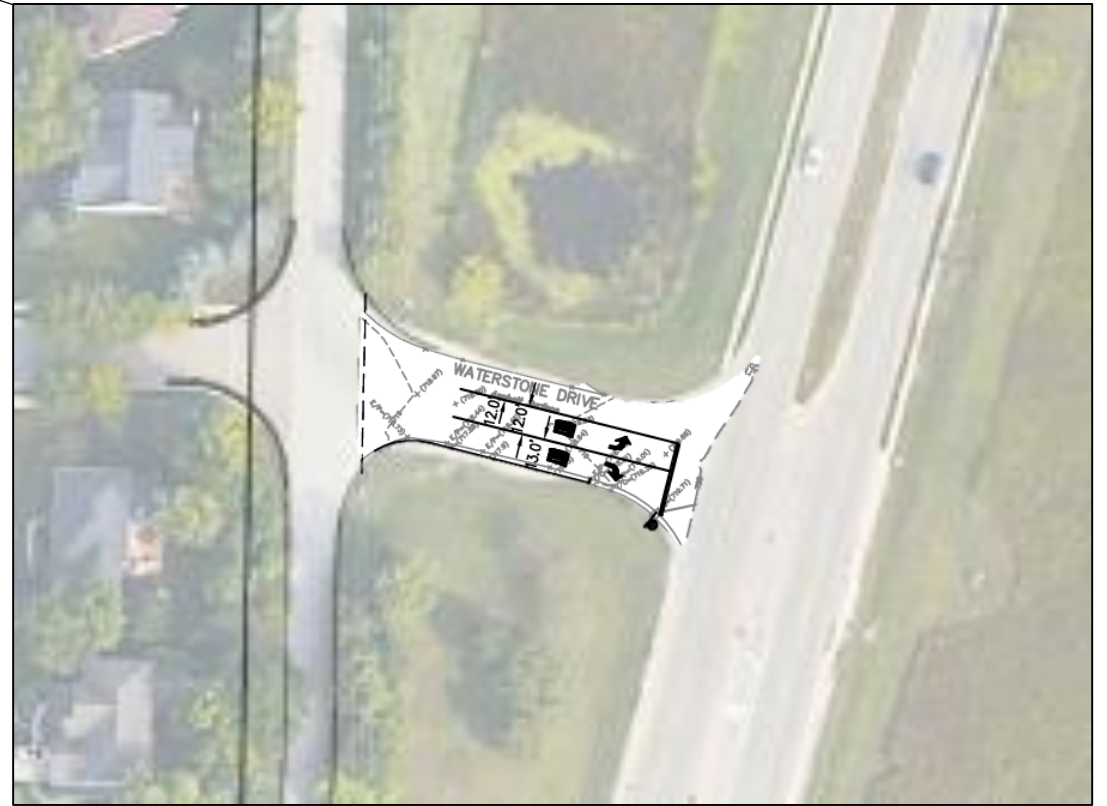
NO.	DATE	REVISION
1	02/11/2024	ISSUED FOR PERMITS

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

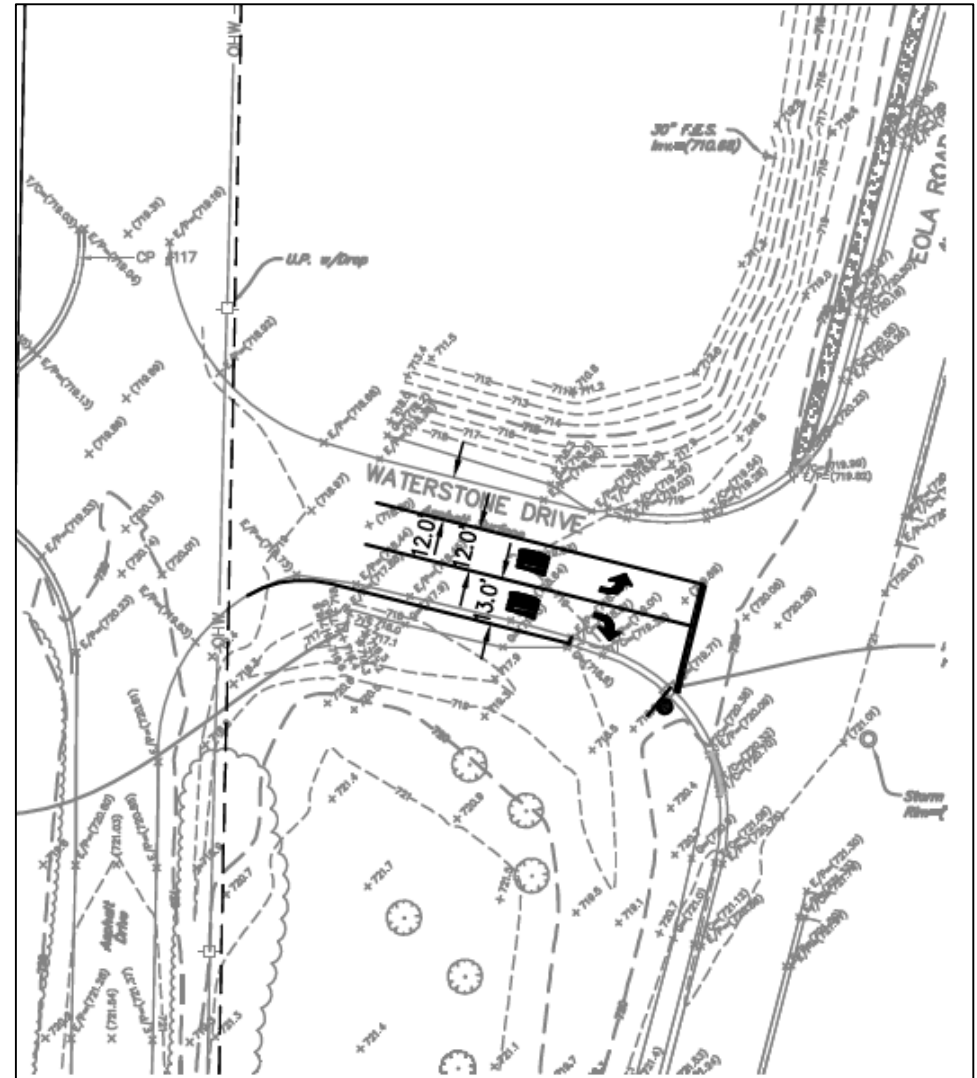
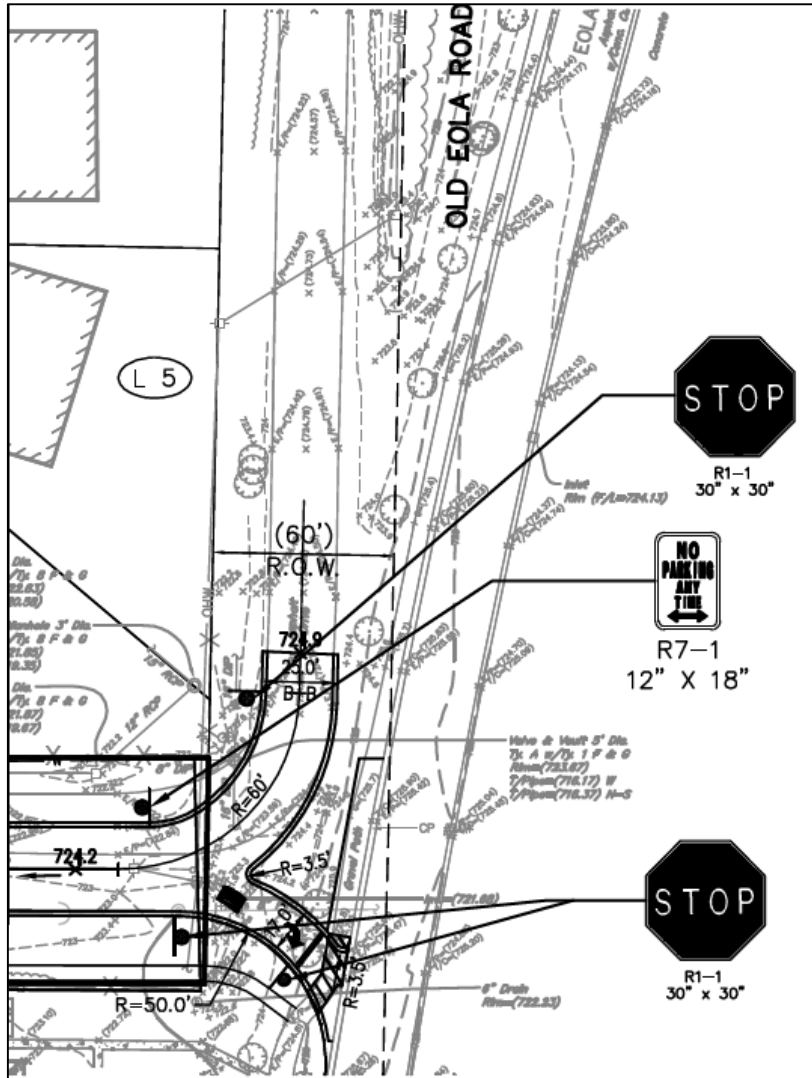
PREPARED BY:  
**CEMCON, Ltd.**  
Civil Engineering, Land Surveying & Planning  
2880 White Oak Creek, Suite 100  
Aurora, Illinois 60002-8850  
PH: 630.882.2122 FAX: 630.882.2128  
E-MAIL: info@cemcon.com Website: www.cemcon.com

DWG. NO.: 840717 FILE NAME: PRELIM PLAN  
DRAWN BY: DDC PLO. INK. / PG. NO. 1  
COMPLETION DATE: 2-6-2024 JOB NO.: 847.017  
SHEET: 10/10 PROJECT MANAGER: MMH





## 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 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 that 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 performs an additional independent quality review to help ensure the home is ready for the Pre-Closing Orientation.

### 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 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 reviews are 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

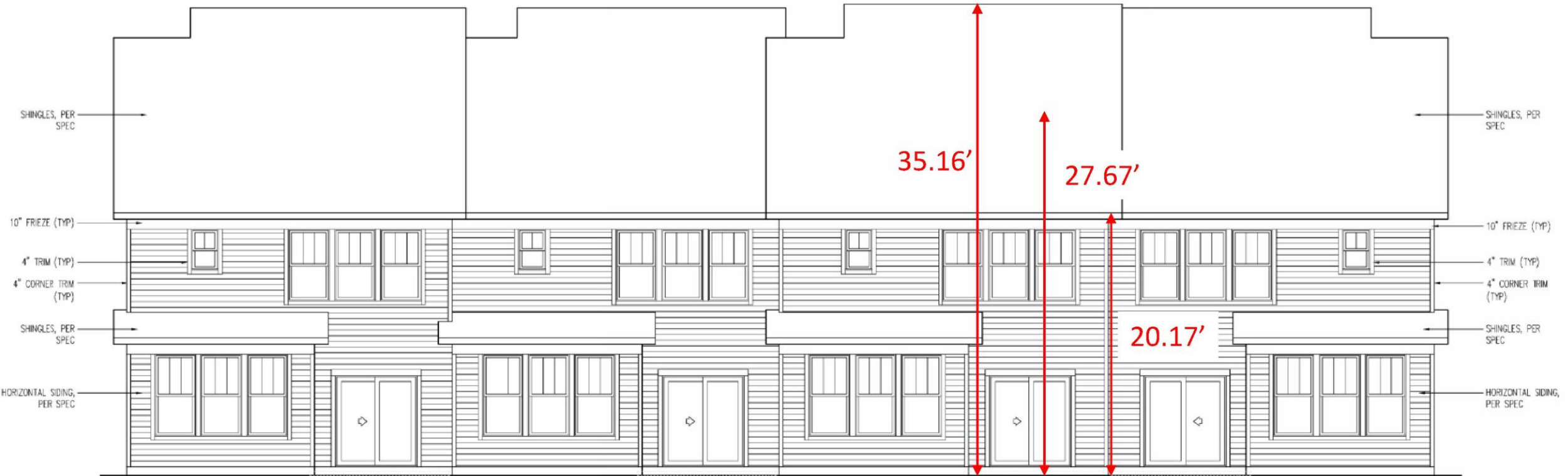


# Townhome Design Features



***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*





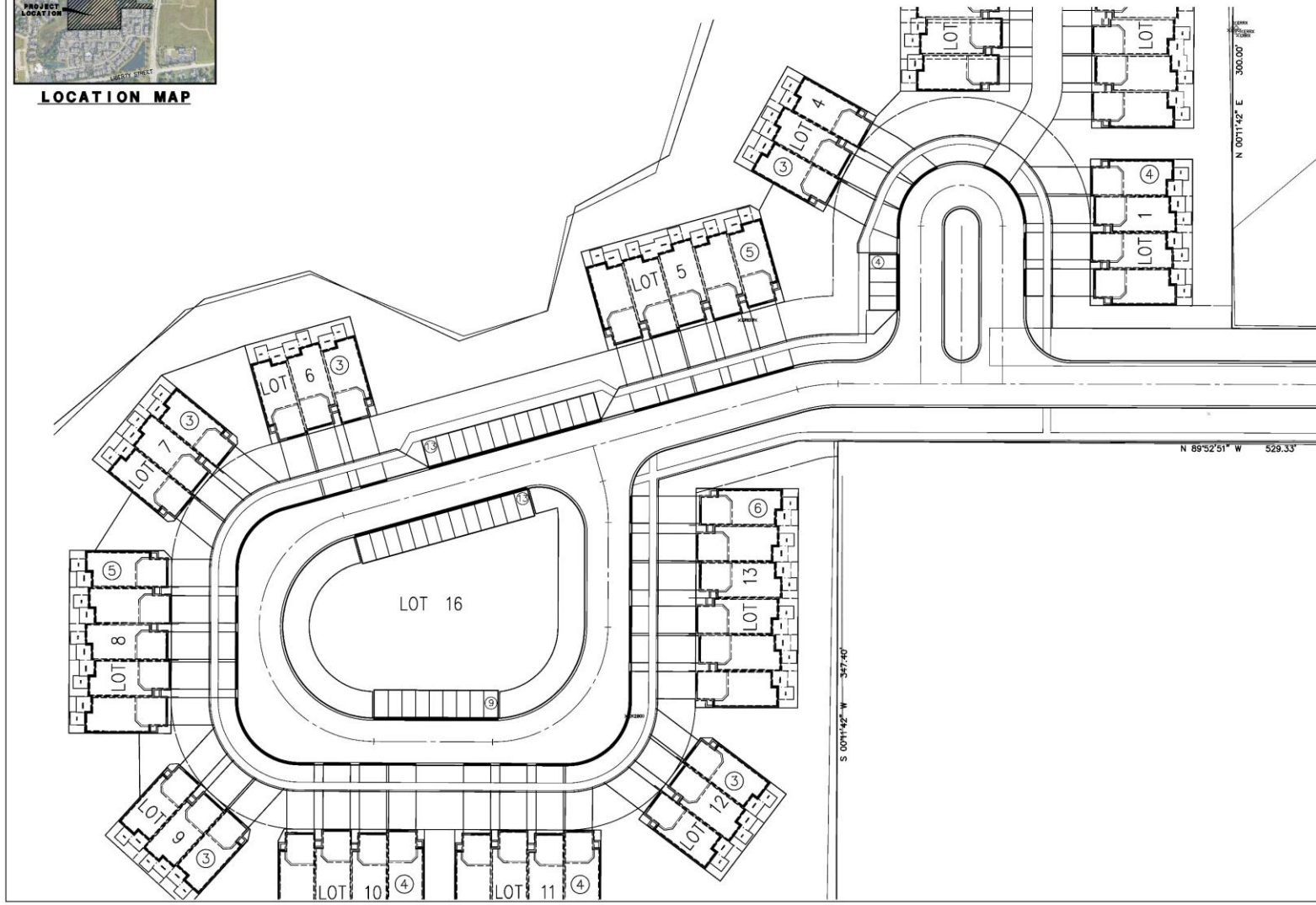
LOCATION MAP

PARKING STALL EXHIBIT  
FOR  
**EOLA PRESERVE**  
AURORA, ILLINOIS

SHEET 1 OF 1



30 15 0 30  
SCALE: 1 INCH = 30 FEET



**PARKING LEGEND**

TYPE	NUMBER
DRIVEWAY	108
PERPENDICULAR	39
<b>TOTAL</b>	<b>147</b>

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



PREPARED BY:  
**CEMCON, Ltd.**

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DISC NO.: B47017 FILE NAME: PARKING EXH  
DRAWN BY: JGC FLD. BK. / PG. NO.: ---  
COMPLETION DATE: 05-14-24 JOB NO.: B47-017  
XREF: TORO, PREOVER PROJECT MANAGER: MMM

NO.	DATE	REVISIONS
1	07-10-24/AM	REVISED PER CITY REVIEW DATED 06-17-24
2	08-11-24/JCC	REV. PER CITY REVIEW LETTER DATED 08-09-24

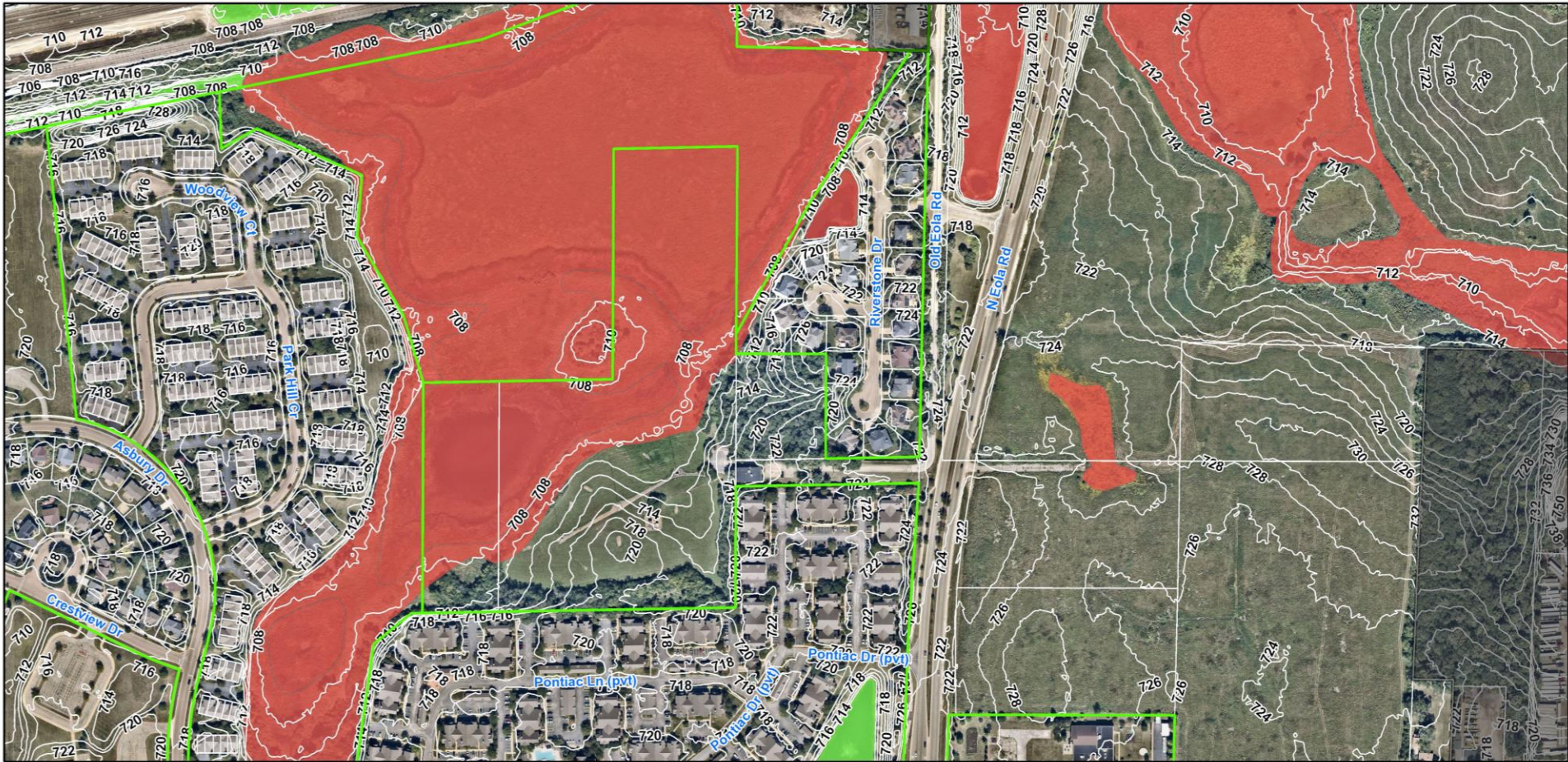
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PARKING



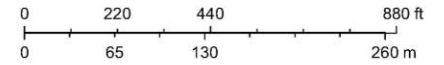


# Old Eola Rd Property- Wetland



10/19/2023, 12:05:58 PM

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## Wetland Limits





Adjacent Property

Subject Property

