

Land Use Petition

Subject Property Information

Address/Location: north of Hafenrichter Road, east of Barrington Drive, and west of Whitethorn Drive

Parcel Number(s): 01-05-109-066; 01-05-109-067; 01-05-109-068; 01-05-301-017

Petition Request(s)

Requesting approval of a Final Plat for Lots 1-42 of Laurelton Place Subdivision located north of Hafenrichter Road, east of Barrington Drive, and west of Whitethorn Drive

Requesting approval of a Final Plan for Lots 1-42 of Laurelton Place Subdivision located north of Hafenrichter Road, east of Barrington Drive, and west of Whitethorn Drive for an One Family Dwelling (1110) Use

Requesting the Vacation of a Landscape Easement for the property north of Hafenrichter Road, east of Barrington Drive, and west of Whitethorn Drive

Requesting the Vacation of easements for the property north of Hafenrichter Road, east of Barrington Drive, and west of Whitethorn Drive

Attachments Required

(a CD of digital files of all documents are also required)

- | | | |
|--|--|--|
| Development Tables Excel Worksheet - digital only (1-0) | Two Paper and One pdf Copy of: | One Paper and pdf Copy of: |
| Word Document of: Legal Description (2-1) | Fire Access Plan (2-6) | Final Plan (2-4) |
| One Paper and pdf Copy of: | Address Plat (2-17) | Final Plat (2-5) |
| Qualifying Statement (2-1) | Final Engineering Plans (2-16) | Landscape Plan (2-7) |
| Plat of Survey (2-1) | Stormwater Permit Application (App 1-14) | Building and Signage Elevations (2-11) |
| Legal Description (2-1) | Stormwater Report (2-10) | Plat of Vacation |
| Letter of Authorization (2-2) | Soil Investigation Report | Plat of Vacation - Landscape Easement |
| Existing or Proposed CC and Rs OR Lease Restrictions (2-1) | Wetland Determination Report / Letter by Design Professional | |
| Homeowner Association Agreement | | |
| Copy of Offsite Easement Agreement | | |
| Filing Fee Worksheet (1-6) | | |
| Land Cash Worksheet (1-7) | | |
| Parking Worksheet (1-8) | | |
| Landscape Materials Worksheet (1-23) | | |

Petition Fee: \$2,339.75 (Payable to The City of Aurora)



I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signatory invites City representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Petition.
*The Subject Property Owner must sign this form unless the Contact Person has been authorized to do so per a letter that is attached hereto. If Signator is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.

Authorized Signature: Ty Morris Date 5/9/19
Print Name and Company: Ty Morris, PULTE Home Company, LLC

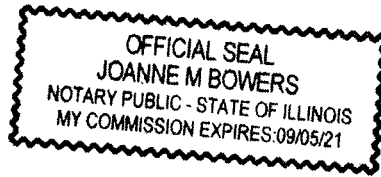
I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 8th day of May

State of Illinois)
County of Cook) SS

NOTARY PUBLIC SEAL

Joanne M. Bowers
Notary Signature



Filing Fee Worksheet

Project Number: 2019.035
Petitioner: Pulte Home Company, LLC, a Michigan limited liab
Number of Acres: 16.14
Number of Street Frontages: 3.00
Non-Profit No

Linear Feet of New Roadway: 1845.4
New Acres Subdivided (if applicable): 16.14
Area of site disturbance (acres): 16.14

Filing Fees Due at Land Use Petition:

Request(s):	Final Plan & Plat	\$ 1,139.75
	Vacations	\$ 200.00
	Final Engineering Filing Fee	\$ 1,000.00

Total: **\$2,339.75**

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

Verified By: Jill N. Morgan

Date: 5/8/2019

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CITY OF AURORA
PLANNING & ZONING DIVISION



Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL
 phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org



Project Contact Information Sheet

Project Number: 2019.035

Petitioner Company (or Full Name of Petitioner): Pulte Home Company, LLC, a Michigan limited liability company

Owner

First Name: Nicholas Initial: C Last Name: Stanitz Title: _____
 Company Name: Oakhill Sales, LLC
 Job Title: _____
 Address: 1807 S. Washington Street #110
 City: Naperville State: Illinois Zip: 60565
 Email Address: _____ Phone No.: 630-904-3701 Mobile No.: _____

Main Contact (The individual that signed the Land Use Petition)

Relationship to Project: Attorney
 Company Name: Rosanova & Whitaker, Ltd.
 First Name: Russell Initial: G. Last Name: Whitaker Title: Mr.
 Job Title: Partner
 Address: 127 Aurora Avenue
 City: Naperville State: IL Zip: 60540
 Email Address: russ@rw-attorneys.com Phone No.: 630-355-4600 Mobile No.: 630-880-7273

Additional Contact #1

Relationship to Project: Land Developer / Builder
 Company Name: Pulte Group
 First Name: Rob Initial: _____ Last Name: Getz Title: Mr.
 Job Title: Vice President of Land Acquisition
 Address: 1900 East Golf Road, Suite 300
 City: Schaumburg State: IL Zip: 60173
 Email Address: Rob.Getz@PulteGroup.com Phone No.: 847-230-5276 Mobile No.: 312-720-6579

Additional Contact #2

Relationship to Project: Engineer
 Company Name: V3 Companies
 First Name: Bryan Initial: _____ Last Name: Rieger Title: Mr.
 Job Title: Senior Project Manager
 Address: 7325 Janes Ave
 City: Woodridge State: IL Zip: 60517
 Email Address: brieger@v3co.com Phone No.: 630-729-6119 Mobile No.: 630-333-3525

Additional Contact #3

Relationship to Project: Engineer
 Company Name: V3 Companies
 First Name: Matt Initial: _____ Last Name: Brolley Title: Mr.
 Job Title: Project Engineer
 Address: 7325 Janes Ave
 City: Woodridge State: IL Zip: 60517
 Email Address: mbrolley@v3co.com Phone No.: 630-729-6318 Mobile No.: 630-777-2973

Additional Contact #4

Relationship to Project: Attorney
 Company Name: Rosanova & Whitaker, Ltd.
 First Name: Matt Initial: _____ Last Name: Goodman Title: _____
 Job Title: Associate Attorney
 Address: 127 Aurora Avenue
 City: Naperville State: IL Zip: 60540
 Email Address: matt@rw-attorneys.com Phone No.: 630-355-4600 ex Mobile No.: 847-767-4796

Hafenrichter Road between Barrington Drive and Whitethorn Drive.

PRIOR APPROVALS

The Property was previously before the Aurora Plan Commission and City Council in 2005 where it was annexed to the City of Aurora, rezoned from A-1 unincorporated Will County to R-1(s), and approval of a Special Use for a Planned Development and Preliminary Plan Description was granted pursuant to ordinance O2005-037 (the "Preliminary Plan"). In 2010, the City approved a Preliminary Plat of Subdivision for thirty-four (34) single family detached lots and a church use in the New Song Highlands Subdivision pursuant to ordinances PDFNL2010-004 and R2010-083 (the "**Prior Plans**"). The church construction was completed in 2011 however, the thirty four (34) single family lot portion of New Song Highlands was never constructed.

6. Petitioner respectfully requests approval of a Final Plan and Plat to develop the Property as forty one (41) single family lots all as depicted on the plans and exhibits submitted herewith.

7. The proposed Final Plan and Plat of Subdivision of Laurelton Place meets Code standards as follows:

- a. *The public health, safety, morals, comfort or general welfare.*

It is essential to the public health, comfort, safety, convenience and general welfare to provide diverse housing types and additional housing stock to accommodate the needs of Aurora's population. Not only does Laurelton Place satisfy these important objectives, but it is also directly in conformance with the City's vision for the Property. The Preliminary Plat approved use of the Property as thirty four (34) single family detached homes. Laurelton Place improves the public health, safety, morals, comfort and general welfare by developing the Property as forty-one (41) detached single family homes consistent with the bulk regulations in the Plan Description and the

established residential character of the surrounding area. Laurelton Place includes substantial improvements to the design of the stormwater detention basin. The stormwater detention basin is efficiently designed to optimize capacity enabling Petitioner to retain stormwater from the proposed development and the church the property to the south. Efficient design and optimized capacity also enable Petitioner to increase the amounts of lots. Lot sizes will remain generally consistent with the Plan Description and will range from 8,631 to 15,507 square feet. Square footages of each home will range from 2,600 to 3,300 square feet with optional sunrooms.

City sanitary sewer and potable water are available to the Property in the requisite capacity to serve the development. Access to Laurelton Place will be provided via Whitethorn Drive and Seaview Drive to the east and Bayfield Drive to the north. Sidewalks will be constructed throughout the development consistent with City requirements to encourage walkability and create a connected community.

Laurelton Place's architecture will feature traditional American architecture which is consistent with market trends. Additionally, the use of extensive landscaping materials will enhance the overall aesthetics of the Property. Landscaping materials will include a mix of parkway trees, decorative trees and shrubs and other landscape materials improving the aesthetics of the Property. Lot 42, designated as the stormwater detention basin, was previously designed as a dry stormwater detention basin is now being designed as a wetland basin. Based upon City Staff recommendation, outlots have been designated between Lots 1 and 2, Lots 16 and 17 and Lots 40 and 40.

Approval of Petitioner's proposed Final Plan and Plat will protect property values by removing uncertainty in the real estate marketplace by developing the Property which has historically been vacant and underutilized, increase Aurora's real estate tax base, and provide a

much needed new housing opportunity within Aurora.

- b. *The use and enjoyment of other property already established or permitted in the general area.*

Petitioner's proposed use builds upon the established residential character of the neighborhood and Aurora's vision for the Property. By developing the Property consistent with the Plan Description bulk regulations Petitioner seeks to preserve consistency of the established residential character of the neighborhood. Petitioner's development of the Property will remove uncertainty in the real estate marketplace and permit construction of high quality detached single family homes by one of the nations' leading and most recognized home builders.

- c. *Property values within the neighborhood.*

Petitioner's development of the Property will not be a detriment to the property values within the neighborhood nor will it alter the essential character of the neighborhood. Rather, Petitioner's development of the Property will preserve and increase property values by developing a property which has historically been vacant and underutilized. Petitioner will develop the Property consistent with the Plan Description's bulk regulations and the established residential character of the surrounding area eliminating uncertainty with development of the Property. In addition to removing uncertainty, the construction of new single family homes will enhance the real estate tax base and will be an overall improvement to the area.

- d. *The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts.*

The Prior Plans approved the use of the Property as thirty four (34) detached single family homes. Petitioner's proposed plans includes development of the Property as forty one (41) detached single family homes. Petitioner's proposed plans builds upon the existing residential character and will promote compatibility between adjacent developments by introducing a complimentary residential development with an overall density of 2.54 homes per acre.

Establishment of Laurelton Place, among other things, secures a quiet residential district compatible with the surrounding area and improves property values.

e. Utilities, access road, drainage and/or other necessary facilities.

Sanitary sewer and potable water are available to the Property in the requisite capacity to serve the development. Access to Laurelton Place is provided via Whitethorn Drive and Seaview Drive to the east and Bayfield Drive to the north. Sidewalks will be constructed throughout the development consistent with City requirements to encourage walkability and create a connected community. Based upon City Staff recommendation, outlots have been designated between Lots 1 and 2, Lots 16 and 17 and Lots 40 and 41. Lot 42 has been designated as the stormwater detention basin which provides sufficient drainage to serve the community.

f. Ingress and egress as it relates to traffic congestion in the public streets

Ingress and egress shall be provided via Whitethorn Drive and Seaview Drive to the east and Bayfield Drive to the north. The roadway layout remains consistent with the Prior Plans and Plan Description and will provide connectivity to the existing residential subdivisions to the north and east.

g. The applicable regulations of the zoning district in which the subject property is proposed to be or is located.

The Property is designated R-1(s) with a special use for a planned development and is subject to the bulk regulations contained within the Plan Description that was approved pursuant to ordinances 2010-004 and R2010-083. Petitioner's proposed plans herein will comply with all bulk regulations of the Plan Description.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests approval of a Final Plan and Plat consistent with the plans submitted herewith.

RESPECTFULLY SUBMITTED this 2 day of May, 2019
PETITIONER:

Pulte Home Company LLC,
a Michigan limited liability company

A handwritten signature in black ink, appearing to read "Rosanova & Whitaker", written over a horizontal line.

Rosanova & Whitaker, Ltd.
Attorney for the Petitioner

**EXHIBIT A
LEGAL DESCRIPTION**

LEGAL DESCRIPTION

PARCEL A

LOTS 3 AND 4 OF THE FINAL PLAT OF NEW SONG HIGHLANDS, RECORDED APRIL 4, 2010 AS DOCUMENT R2010034666 AND BEING A SUBDIVISION OF PART OF THE WEST HALF OF FRACTIONAL SECTION 5, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS.

PARCEL B

LOT 2 OF THE FINAL PLAT OF NEW SONG HIGHLANDS, RECORDED APRIL 4, 2010 AS DOCUMENT R2010034666 AND BEING A SUBDIVISION OF PART OF THE WEST HALF OF FRACTIONAL SECTION 5, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS.

TOGETHER WITH:

THAT PART OF LOT 1 IN NEW SONG HIGHLANDS, BEING A SUBDIVISION OF PART OF THE WEST HALF OF FRACTIONAL SECTION 5, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 4, 2010 AS DOCUMENT R2010034666, IN WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 88 DEGREES 31 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 481.19 FEET TO A CORNER OF SAID LOT 1 FOR A PLACE OF BEGINNING; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTH LINE OF LOT 1; (1) THENCE NORTH 01 DEGREES 28 MINUTES 33 SECONDS WEST, 125.00 FEET; (2) THENCE NORTH 88 DEGREES 31 MINUTES 27 SECONDS EAST, 20.00 FEET; (3) THENCE SOUTH 01 DEGREES 28 MINUTES 33 SECONDS EAST, 125.00 FEET TO A CORNER OF SAID LOT 1; THENCE SOUTH 88 DEGREES 31 MINUTES 27 SECONDS WEST ALONG THE WESTERLY EXTENSION OF SAID NORTH LINE OF LOT 1, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

**EXHIBIT B
PLANS AND PLATS**

April ____, 2019



City of Aurora
Planning and Zoning Division
44 E. Downer Place
Aurora Illinois 60507
630-256-3080
coaplanning@aurora-il.org

**Re: Authorization Letter for Pulte Home Company LLC
New Song Highlands Subdivision N of Hafenrichter E. of Barrington Drive
Final Plan and Plat**

To whom it may concern:

As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize Pulte Home Company, LLC and it representatives, to act as the owners agent through the Final Plan and Plat Land Use Petition process with the City of Aurora for said Property. New Song Community Church shall have the right to approve any Final Plat of Subdivision and associated ordinances and any proposed changes in ownership/title vesting rights of any real property owned by New Song Community Church.

New Song Community Church

By: Grant Valuk

Its: President, New Song

Subscribed and Sworn to Before Me This 5th Day
Of May, 2019

Notary Signature Mark E. Heimsath



Oakhill Sales LLC

April 26, 2019

City of Aurora
Planning and Zoning Division
44 E. Downer Place
Aurora Illinois 60507
630-256-3080
coaplanning@aurora-il.org



*Re: Authorization Letter for Pulte Home Company LLC
New Song Highlands Subdivision N of Hafenrichter E. of Barrington Drive
Final Plan and Plat, ~~Plan Description Revision~~*

To whom it may concern:

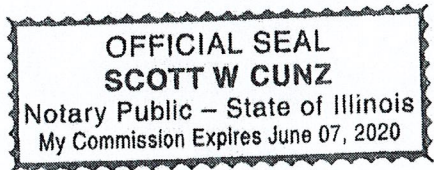
As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize Pulte Home Company, LLC and its representatives, to act as the owners agent through the Final Plan and Plat and ~~Plan Description Revision~~ Land Use Petition process with the City of Aurora for said Property.

Oakhill Sales, LLC

By: n.c. Stant
Its: MANAGING PARTNER

Subscribed and Sworn to Before Me This 26th Day
Of April, 2019

Notary Signature Scott W. Cunz



LAURELTON PLACE
LEGAL DESCRIPTION



PARCEL A

LOTS 3 AND 4 OF THE FINAL PLAT OF NEW SONG HIGHLANDS, RECORDED APRIL 4, 2010 AS DOCUMENT R2010034666 AND BEING A SUBDIVISION OF PART OF THE WEST HALF OF FRACTIONAL SECTION 5, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS.

PARCEL B

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Parking and Stacking Requirement Worksheet

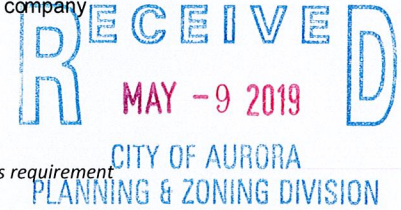
Project Number: 2019.035

Petitioner: Pulte Home Company, LLC, a Michigan limited liability company

Parking Requirement

Total Parking Requirement	82
Enclosed Parking Spaces	82
Surface Parking Spaces	-

Note: All parking spaces must be individually accessible spaces in order to count towards this requirement



Stacking Requirement

Total Stacking Requirement (number of stacking spaces)	-
Drive-through facilities	-
Car wash facilities, automated	-
Car wash facilities, self-service	-
Preschool or daycare facilities, drop-off area	-

5 stacking spaces at each bay, window, lane, ordering station, machine or similar.
20 stacking spaces or 10 per approach lane, whichever is greater.
3 stacking spaces per approach lane, plus 2 drying spaces per stall
5 stacking spaces for facilities 5,000 SF or less or 10 spaces for facilities greater than 5,000 SF.

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

OFFICE USE ONLY

Verified By: Jill N. Morgan

Requirement Based On:

<u>Sq Ft / Units</u>	<u>Use</u>	<u>Needed</u>	<u>Number Required</u>
41	Structure 1110: Detached units	2 enclosed spaces per dwelling unit	82

Landscape Material Worksheet

Project Number: 2019.035
Petitioner: Pulte Home Company, LLC, a Michigan limited

Proposed Street Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Cupressaceae	Metasequoia	glyptostroboides	Dawn Redwood
Ulmaceae	ulmus	frontier	Fronteir Hybrid Elm
Malvaceae	Tilia	americana	American Century Linden

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Proposed Canopy Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Fabaceae	Gymnocladus	dioicus	Kentucky Coffeetree
Fagaceae	Quercus	rubra	Red Oak
Ginkgoaceae	Ginkgo	biloba	Kinkgo
Malvaceae	Tilia	americana	American Century Linden

Proposed Evergreen Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Pinaceae	Picea	pungens	Colorado Spruce
Pinaceae	Picea	glauca 'Densata'	Black Hills Spruce
Pinaceae	Picea	strobis	White Pine

Proposed Understory Trees (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Rosaceae	Amelanchier	x grandifolia	Autumn Brilliance Serviceberry
Cornaceae	Cornus	mas	Golden Glory Cornelian Dogwood

Proposed Deciduous Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Caprifoliaceae	Viburnum	detatum 'Christom'	Blue Muffin Viburnum
Caprifoliaceae	Viburnum	lantana 'Mohican'	Mohican Viburnum
Arcandiacaeae	Rhus	aromatica	Fragrant Sumac
Rosaceae	Spiraea	betulifolia 'Tor'	Birchleaf Spirea

Proposed Evergreen Shrubs (Minimum of 4 unique entries required)

Family	Genus	Species	Common Name
Buxaceae	Buxus	microphylla	Wintergreen Boxwood
Cupressaceae	Juniperus	chinesis 'Kalley'	Kalley Compact Juniper
Cupressaceae	Juniperus	chinesis 'Sea Green'	Sea Green Juniper
Taxaceae	Taxus	medeja 'Hicksii'	Hicks Yew

For Trees no more than three of the same species shall be clustered together. And the goal should be that no Family shall account for more than 30%, no Genus shall account for more than 20%, and no Species shall account for more than 10% of any Planting Material Type.

The Landscape Materials are subject to review and approval by the Review Planner.

Verified By: Jill N. Morgan Date: 5/8/19

Land Cash Calculator

Project Number: 2018.151

Land Cash Agreement Number: 2018.151

Petitioner: Pulte Home Company, LLC, a Michigan limited liability

Subdivision Name: Laurelton Place

Unit/Phase:

School District: 308

Park District: FVPD



Population Estimates

Estimated Population for the Development:	154.32
Estimated Elementary Population:	21.73
Estimated Junior High Population:	12.22
Estimated High School Population:	14.76

School and Park Land Requirements

	School Acres per Person	School Land Donation Required	Improved Land Cash Equilant	Amount of School Land To Be Donated	Net School Land Due	Percent of Land Donated
Elementary (k-5)	0.01833	0.40				
Junior High (6-8)	0.03222	0.39				
High School (9-12)	0.02304	0.34				
Total		1.132	144059.945	0.00	1.132	0%

	Park Acres per Person	Park Land Donation Required	Improved Land Cash Equilant	Amount of Park Land To Be Donated	Net Park Land Due	Percent of Land Donated
	0.0100	1.543	196387.085	0.00	1.543	0%

Bedroom Mix

	Number of Units	Efficiency	1BDR	2BDR	3BDR	4BDR
Single Family Detached Units	41		0%	0%	20%	80%
	School Ac Req:	1.13	0	Park Ac Req:	1.54	41
Single Family Attached Units	0		0%	90%	10%	0%
	School Ac Req:	0.00	0	Park Ac Req:	0.00	0
Multi-Family Units (Condo/Apartments)	0	0%	40%	50%	10%	
	School Ac Req:	0.00	0	Park Ac Req:	0.00	0
Total Units:	41		School: 1.132		Park: 1.543	

Cash Equivalents

Raw Land Value per Acre	\$ 84,837.56	Improved Land Value (1.5 times)	\$ 127,256.35
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Net School Land Cash Improved Land Equilant Owed	\$ 144,059.94	
School Lum Sum Payment Credit	\$ -	0.00%
Percent Owed at Building Permit	100.00%	

Net Park Land Cash Improved Land Equilant Owed	\$ 196,387.09	
Park Lum Sum Payment Credit	\$ -	0.00%
Percent Owed at Building Permit	100.00%	

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Verified By: