

# FINAL PLAN FOR WHEATLAND CROSSING PHASE 2A & 2B

PART OF SECTION 1-37-8 IN KENDALL COUNTY AND SECTION 36-38-8 IN KANE COUNTY.

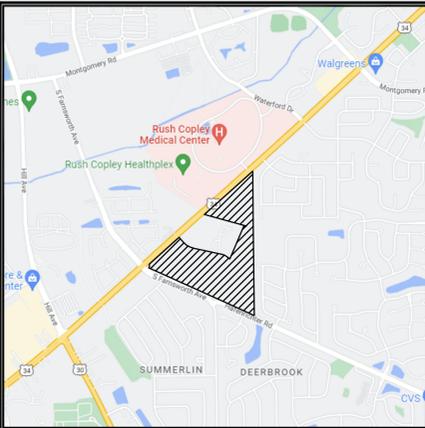
**PARCEL DESCRIPTION:**

**KANE COUNTY 2A LEGAL DESCRIPTION**

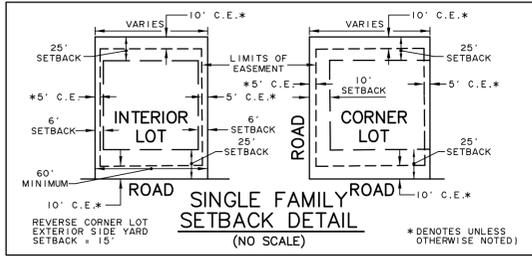
THAT PART OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 18 IN FOUR POINTS SUBDIVISION RECORDED AS DOCUMENT 92K65879, SAID POINT BEING ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 88 DEGREES 42 MINUTES 48 SECONDS WEST, 136.52 FEET; THENCE NORTH 74 DEGREES 38 MINUTES 22 SECONDS WEST, 881.96 FEET TO THE SOUTHEASTERLY LINE OF U.S. ROUTE 34 DEDICATED PER DOCUMENT 2007K075742; THENCE NORTH 47 DEGREES 55 MINUTES 02 SECONDS EAST, 1318.23 FEET ALONG SAID SOUTHEASTERLY LINE TO THE WEST LINE OF SAID FOUR POINTS SUBDIVISION; THENCE SOUTH 00 DEGREES 26 MINUTES 29 SECONDS EAST, 1114.08 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

**KENDALL COUNTY 2B LEGAL DESCRIPTION**

THAT PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 139 IN MISTY CREEK SUBDIVISION PER DOCUMENT 9901833; THENCE SOUTH 00 DEGREES 44 MINUTES 21 SECONDS EAST, 756.19 FEET TO THE NORTH LINE OF KEATING DRIVE DEDICATED ON THE FINAL PLAT OF SUBDIVISION FOR WHEATLAND CROSSING PHASE 1 PER DOCUMENT 2024. THE FOLLOWING SIX COURSES ARE ALONG THE NORTHERLY LINE OF SAID SUBDIVISION: 1) THENCE SOUTH 89 DEGREES 15 MINUTES 39 SECONDS WEST, 272.70 FEET; 2) THENCE WESTERLY, 72.91 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 263.00 FEET AND A CHORD BEARING SOUTH 81 DEGREES 19 MINUTE 09 SECONDS WEST; 3) THENCE NORTH 00 DEGREES 44 MINUTES 21 SECONDS WEST, 128.34 FEET; 4) THENCE SOUTH 89 DEGREES 15 MINUTES 39 SECONDS WEST, 32.65 FEET; 5) THENCE SOUTH 62 DEGREES 49 MINUTES 08 SECONDS WEST, 115.18 FEET; 6) THENCE NORTH 08 DEGREES 58 MINUTES 03 SECONDS WEST, 22.61 FEET TO THE EAST LINE OF A TRACT DESCRIBED IN A WARRANTY DEED RECORDED AS DOCUMENT 20010000255; THENCE NORTH 23 DEGREES 15 MINUTES 43 SECONDS EAST, 727.95 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE NORTH 88 DEGREES 42 MINUTES 48 SECONDS EAST, 187.61 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.



**LOCATION MAP**

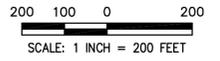
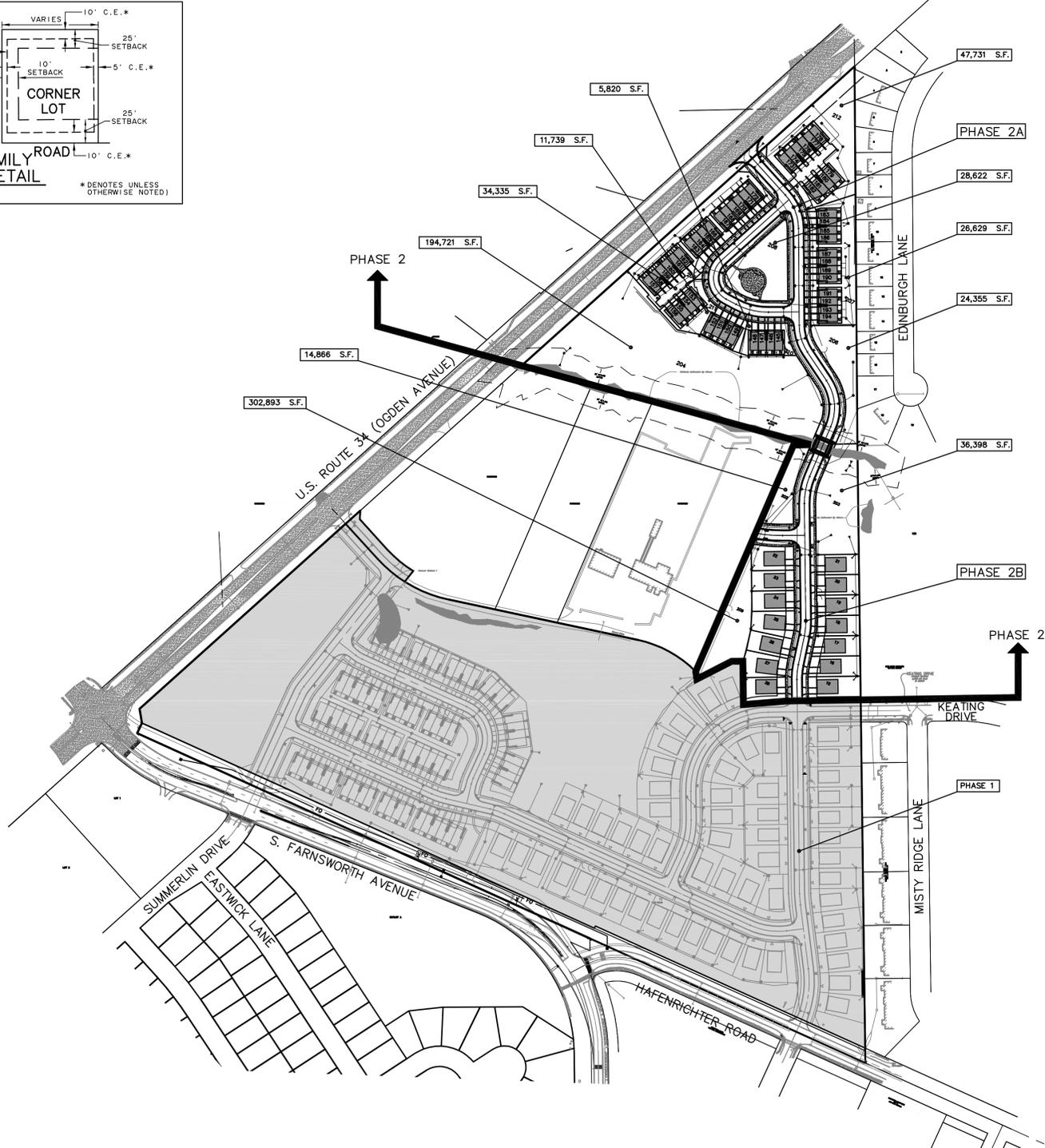


**LINE LEGEND**

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- BUILDING LINE (Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)

**UTILITY NOTES:**

1. ALL STORM SEWER TO BE SIZED AT THE TIME OF FINAL ENGINEERING.
2. ALL WATERMAIN IS 8" D.I.W.M. CLASS 52 UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER IS 8" P.V.C. SDR 26 UNLESS OTHERWISE NOTED.



**MINIMUM DESIGN STANDARDS**

**Single Family Attached**

**PROPOSED MINIMUM SETBACKS**

Building Front to ROW	25'
Building Side to ROW	20'
Building Rear to ROW	40'
Neighborhood Setback	35'

**PROPOSED MINIMUM BUILDING SEPARATIONS**

Building Front to Front	60'
Building Front to Side	50'
Building Side to Side	20'
Building Side to Rear	30'
Building Rear to Rear	50'
Building Front to Building Rear	80'

**MINIMUM DESIGN STANDARDS**

**Single Family Detached**

**PROPOSED MINIMUM SETBACKS**

Front Yard	25'
Rear Yard	25'
Exterior Side Yard Corner Lot	10'
Exterior Side Yard Reverse Corner	15'
Interior Side Yard	6'

**Development Data Table: Final Plan**

Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 03-01-127-007 AND PART OF 03-01-127-008			j) Total Number of Residential Dwelling Units	64	units
			i. Gross Density	3.40	du/acre
			ii. Net Density	4.20	Net Density
b) Proposed land use(s): Single Family Detached, Single Family Attached			k) Number of Single Family Dwelling Units	14	units
			i. Gross Density	2.41	du/acre
			ii. Net Density	3.13	Net Density
			iii. Unit Square Footage (average)	2034	square feet
c) Total Property Size	18.806	Acres	iv. Bedroom Mix	0%	% 1 bdr
	819189	Square feet		0%	% 2 bdr
d) Total Lot Coverage (buildings and pavement)	565032	Square feet		20%	% 3 bdr
	69%	Percent		80%	% 4 bdr
e) Open space / landscaping	1146876	Square feet	v. Number of Single Family Corner Lots	3	units
	140%	Percent	l) Number of Single Family Attached Dwelling Units	50	units
f) Land to be dedicated to the School District	0	Acres	i. Gross Density	3.85	du/acre
g) Land to be dedicated to the Park District	0	Acres	ii. Net Density	4.66	Net Density
h) Number of parking spaces provided (individually accessible)	0	spaces	iii. Unit Square Footage (average)	1160	square feet
i. surface parking lot	0	spaces	iv. Bedroom Mix	0%	% 1 bdr
perpendicular	0	spaces		90%	% 2 bdr
parallel	0	spaces		10%	% 3 bdr
angled	0	spaces		0%	% 4 bdr
handicapped	0	spaces	m) Number of Multifamily Dwelling Units	0	units
ii. enclosed	0	spaces	i. Gross Density	0.00	du/acre
iii. bike	0	racks	ii. Net Density	0.00	Net Density
i) Number of buildings	25		iii. Unit Square Footage (average)	0	square feet
i. Number of stories	2	stories	iv. Bedroom Mix	0%	Efficiency
ii. Building Square Footage (typical)	5800	square feet		0%	% 1 bdr
iii. Square Footage of retail floor area	0	square feet		0%	% 2 bdr
iv. First Floor Building Square Footage (typical)	5800	square feet		0%	% 3 bdr

**LEGEND**

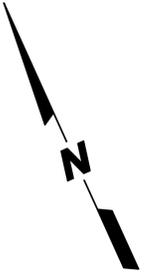
EXISTING	PROPOSED	DESCRIPTION
○	●	MANHOLE
□	■	CATCH BASIN
○	●	INLET
○	■	CLEANOUT
○	■	SLOPE INLET BOX
○	■	HEADWALL
○	■	END SECTION
○	■	STORM SEWER
○	■	SANITARY SEWER
○	■	WATERMAIN
○	■	VALVE & BOX
○	■	WATER VALVE IN VAULT
○	■	FIRE HYDRANT
○	■	CONTOURS
(ELEV)	ELEV	ELEVATIONS
○	○	STREET LIGHT
○	○	WATERMAIN PROTECTION
○	○	SILT FENCE INLET PROTECTOR
○	○	TEMPORARY STRAW BALE DITCH CHECK
○	○	SILT FENCE DITCH CHECK
○	○	RIP-RAP
○	○	OVERFLOW ROUTE

PETITIONER:  
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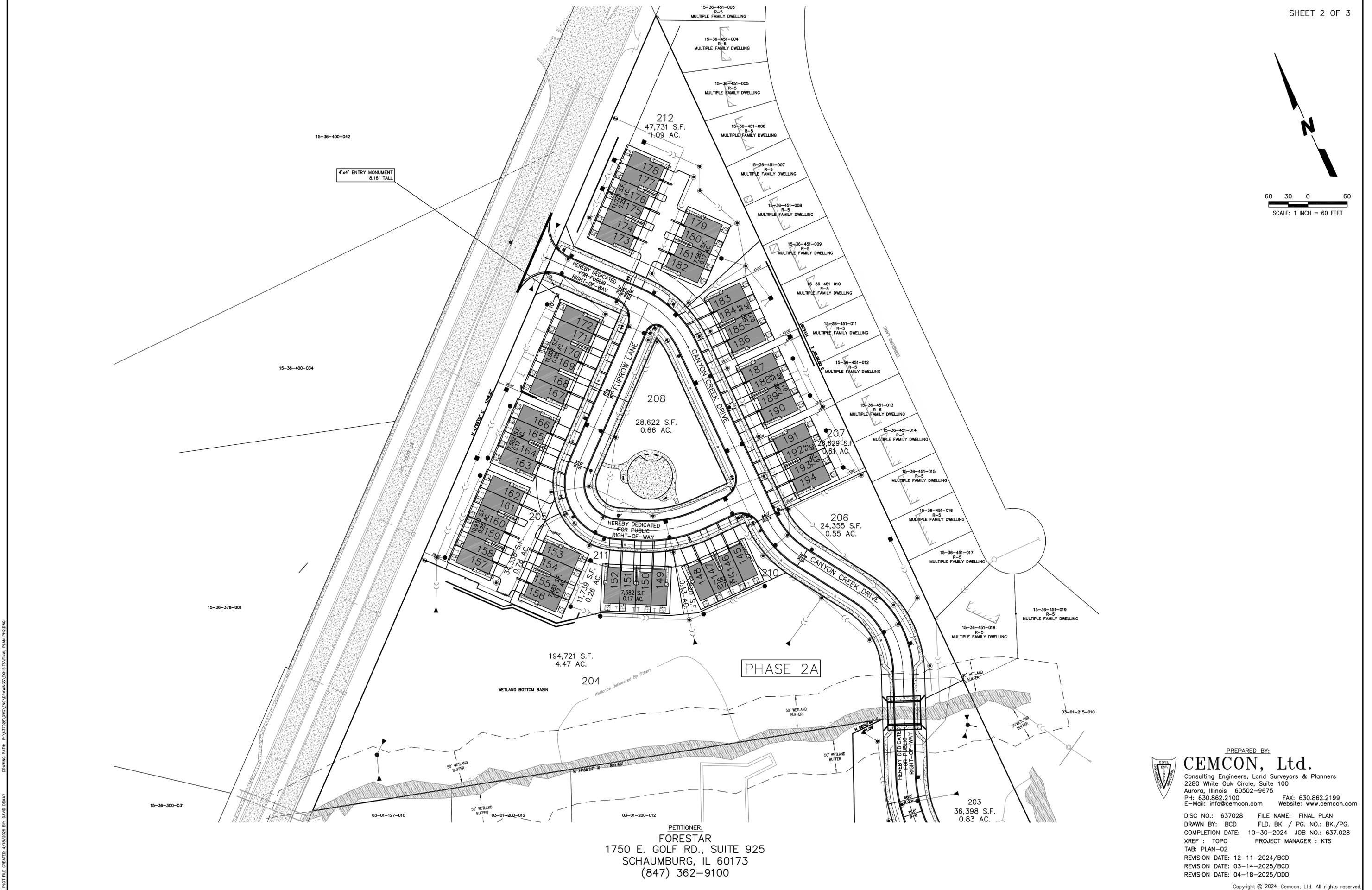
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DISC NO.: 637028 FILE NAME: FINAL PLAN PH2  
DRAWN BY: BCD FLD. BK. / PG. NO.: BK./PG.  
COMPLETION DATE: 10-30-2024 JOB NO.: 637.028  
XREF : TOPO PROJECT MANAGER : KTS  
REVISION DATE: 12-11-2024/BCD  
REVISION DATE: 03-14-2025/BCD  
REVISION DATE: 04-18-2025/DDD

TAB: PLAN-01  
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60 30 0 60  
SCALE: 1 INCH = 60 FEET



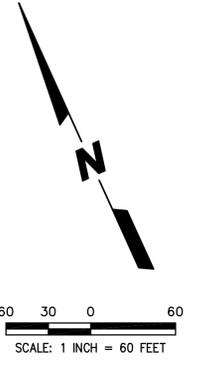
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DRAWING PATH: P:\637028\DWG\UNC\DRAWINGS\SUBMIT\FINAL PLAN PH2.DWG

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COMPLETION DATE: 10-30-2024 JOB NO.: 637.028  
XREF : TOPO PROJECT MANAGER : KTS  
TAB: PLAN-02  
REVISION DATE: 12-11-2024/BCD  
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 XREF : TOPO PROJECT MANAGER : KTS  
 TAB: PLAN-03  
 REVISION DATE: 12-11-2024/BCD  
 REVISION DATE: 03-14-2025/BCD  
 REVISION DATE: 04-18-2025/DDD

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