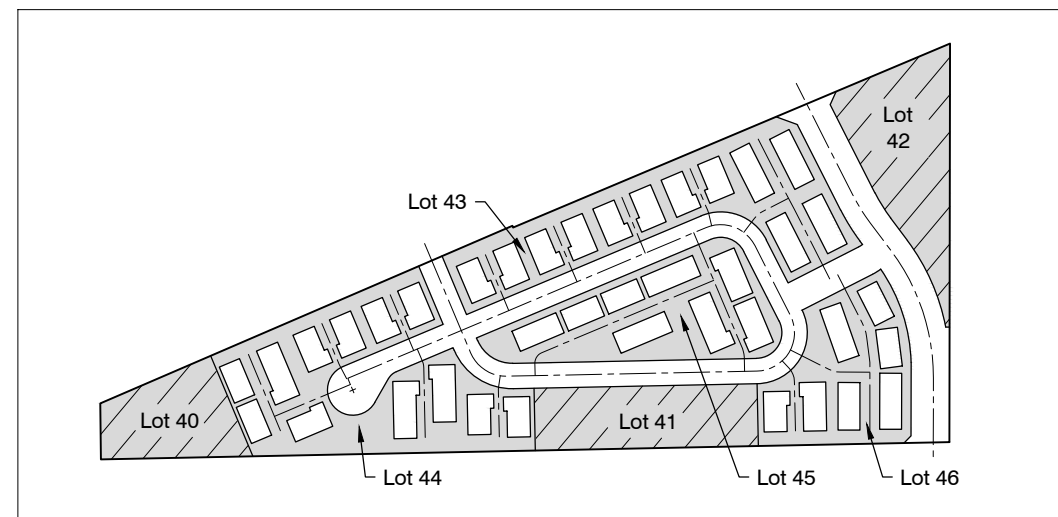
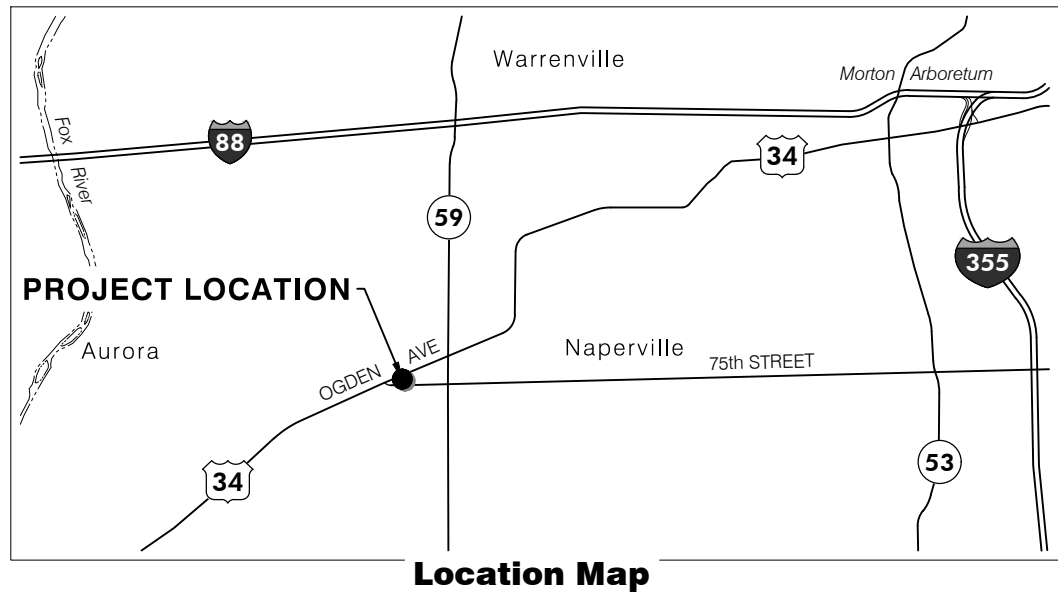
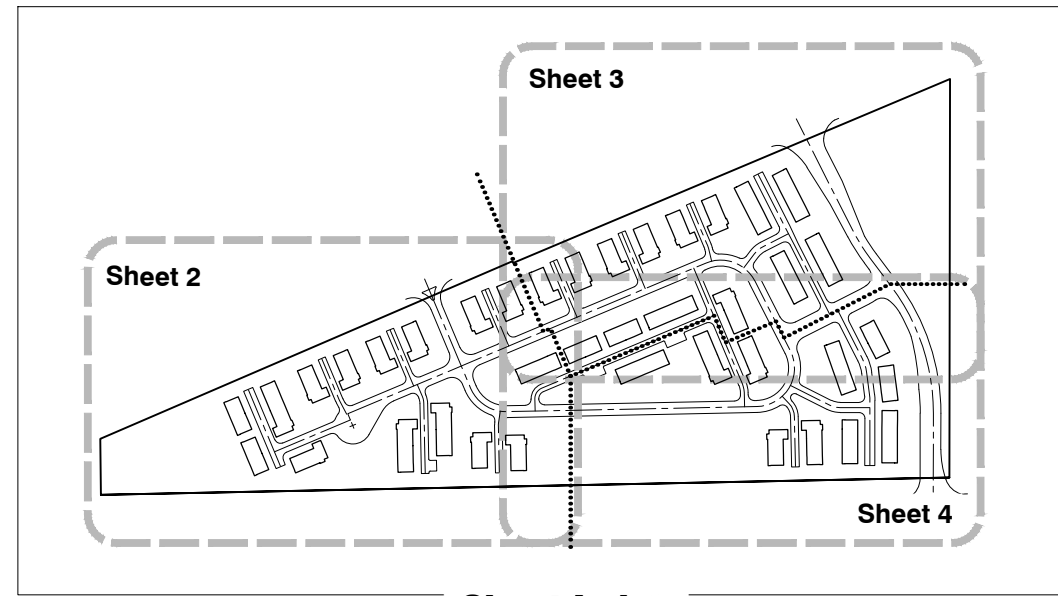


P.I.N.
07-28-101-007-0000
07-28-101-008-0000

Prepared By:
Haeger Engineering LLC
100 East State Parkway
Schaumburg, IL 60173
Tel: 847.394.6600

Prepared For:
M/I Homes of Chicago, LLC
2135 City Gate Lane, 620
Naperville, IL 60563
Tel: 630.577.5228

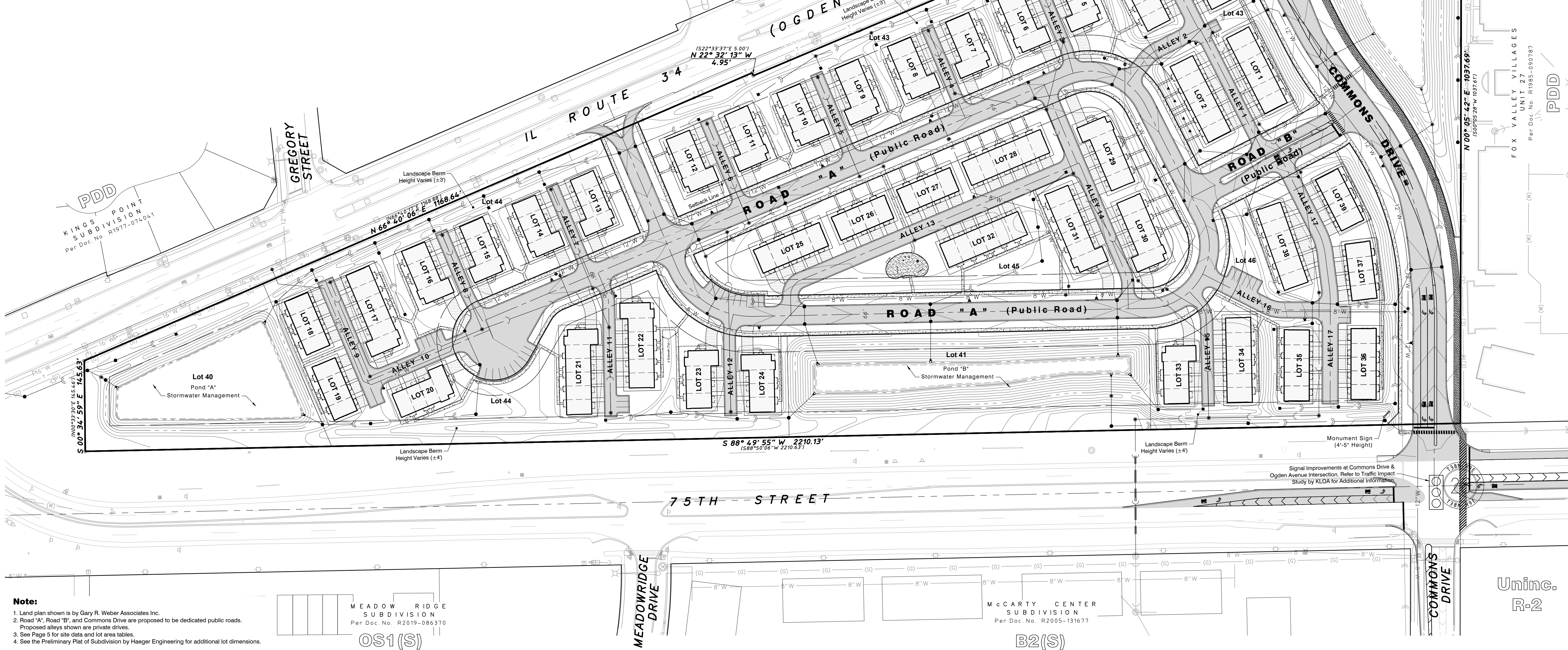
PRELIMINARY PLAN FOR KINGSLEY ROW



Lot 40, 41 & 42 - Stormwater Control Easement

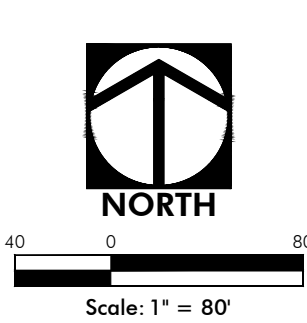
Lot 43, 44, 45, & 46 - Blanket City Easement

Note: All areas around the building pads and all areas in Lots 43, 44, 45, and 46 are to be Blanket City Easements.



Note:

1. Land plan shown is by Gary R. Weber Associates Inc.
2. Road "A", Road "B", and Commons Drive are proposed to be dedicated public roads.
3. See Page 5 for site data and lot area tables.
4. See the Preliminary Plat of Subdivision by Haeger Engineering for additional lot dimensions.



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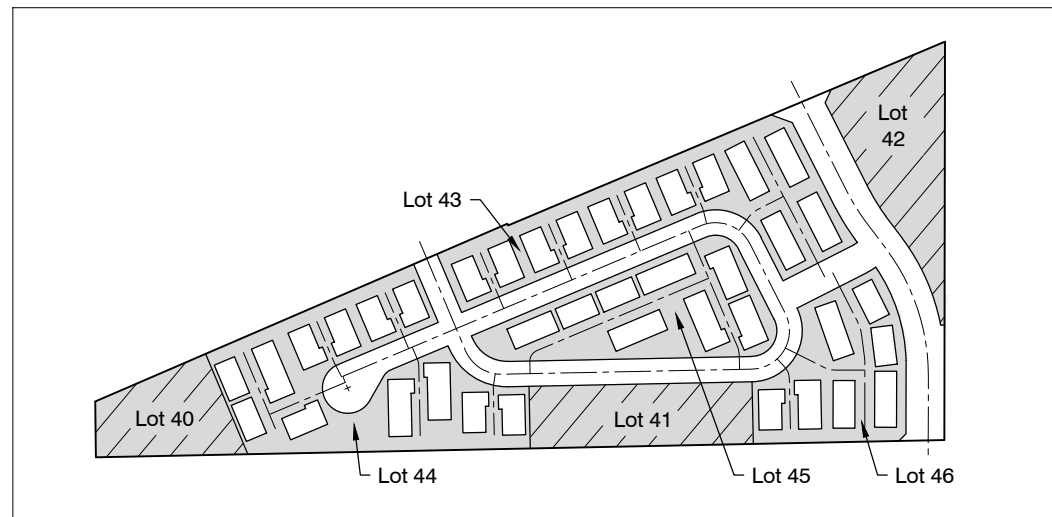
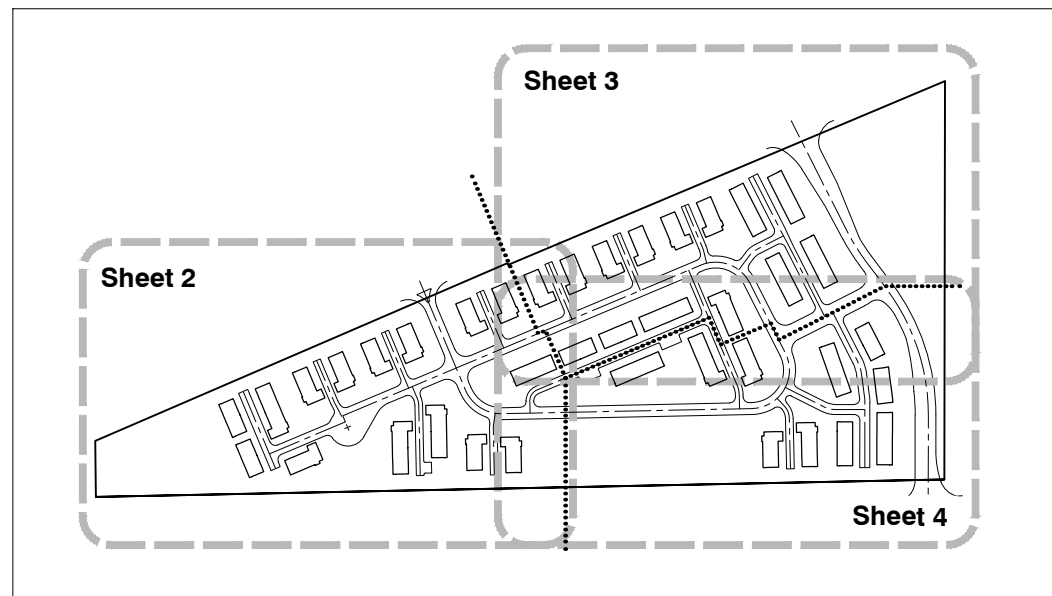
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Revision

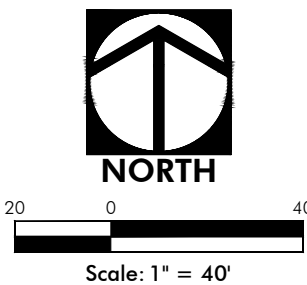
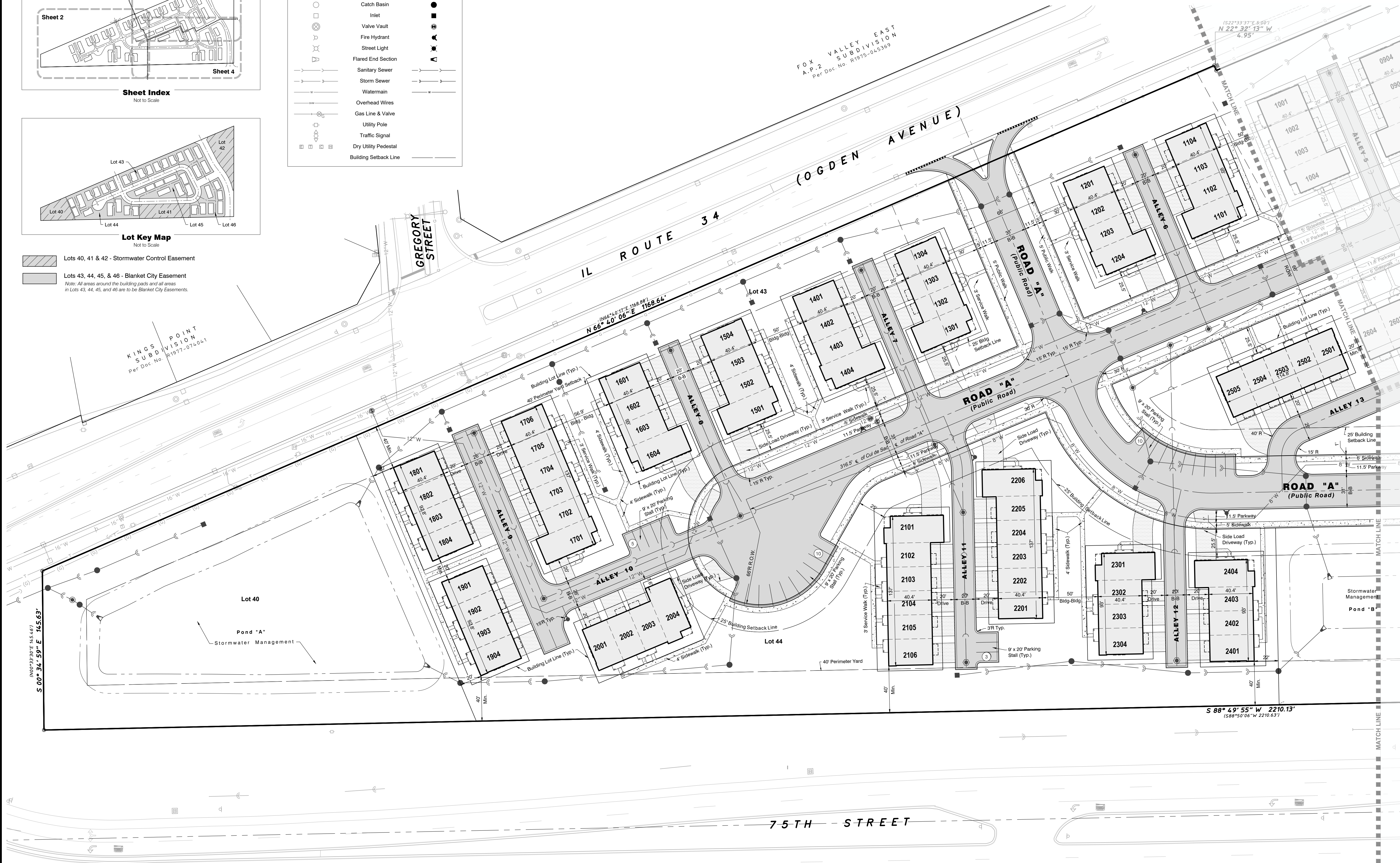


Shaded areas represent:

- Lots 40, 41 & 42 - Stormwater Control Easement
- Lots 43, 44, 45, & 46 - Blanket City Easement

Note: All areas around the building pads and all areas in Lots 43, 44, 45, and 46 are to be Blanket City Easements.

UTILITY LEGEND		
Existing		Proposed
Sanitary Manhole	Circle with cross	Circle with cross
Storm Manhole	Circle with cross	Circle with cross
Catch Basin	Square with cross	Square with cross
Inlet	Circle with cross	Circle with cross
Valve Vault	Circle with cross	Circle with cross
Fire Hydrant	Circle with cross	Circle with cross
Street Light	Circle with cross	Circle with cross
Flared End Section	Circle with cross	Circle with cross
Sanitary Sewer	Line with cross	Line with cross
Storm Sewer	Line with cross	Line with cross
Watermain	Line with cross	Line with cross
Overhead Wires	Line with cross	Line with cross
Gas Line & Valve	Line with cross	Line with cross
Utility Pole	Circle with cross	Circle with cross
Traffic Signal	Circle with cross	Circle with cross
Dry Utility Pedestal	Circle with cross	Circle with cross
Building Setback Line	Line with cross	Line with cross



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01-16-2026		3
10-03-2025		4
07-18-2025		5

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consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60193 • Tel: 847.394.6600 Fax: 847.394.6608

Illinois Professional Design Firm License No. 184-003132

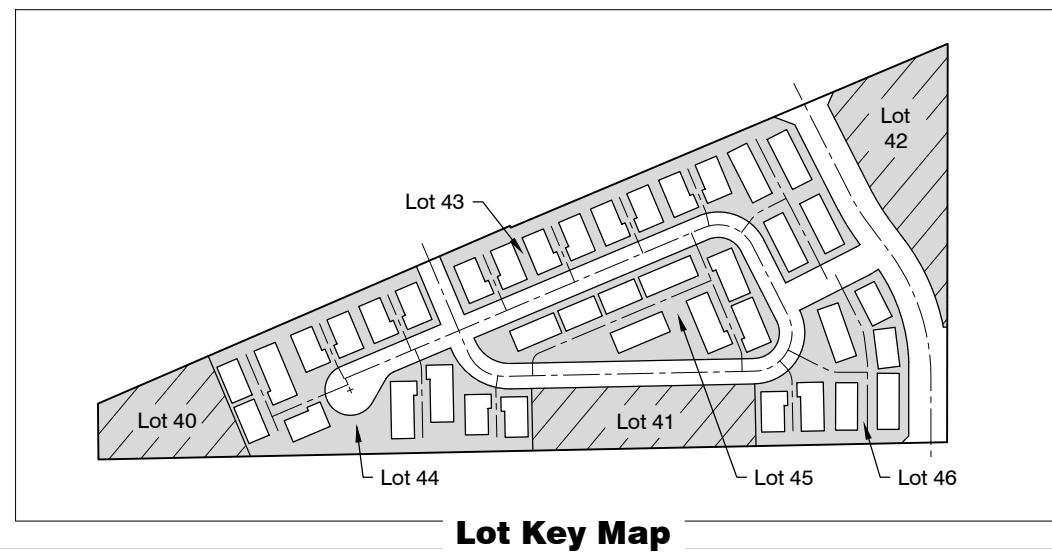
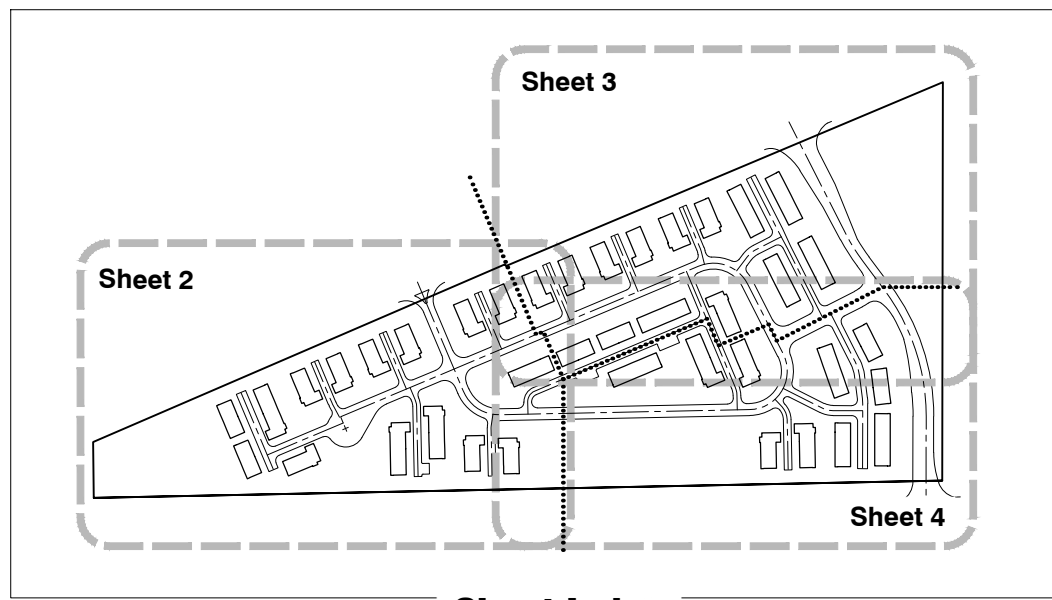
www.haegerengineering.com

PRELIMINARY PLAN

KINGSLEY ROW

CITY OF AURORA, DUPAGE COUNTY, ILLINOIS

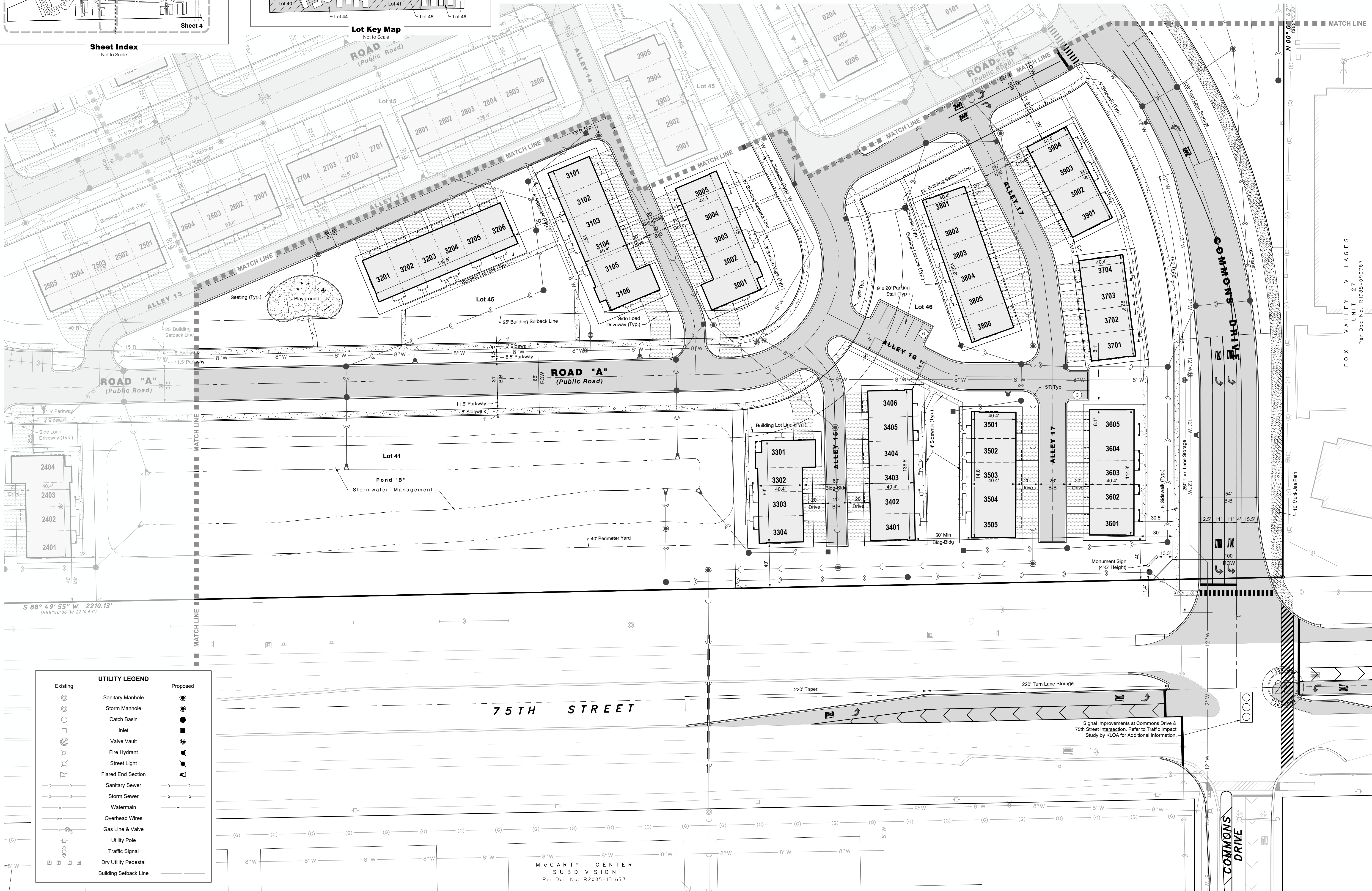
Project Manager: LAK
Engineer: JDT
Date: 6-20-2025
Project No. 25-041
Sheet 2/5



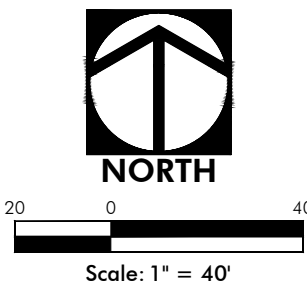
Lots 40, 41 & 42 - Stormwater Control Easement

Lots 43, 44, 45, & 46 - Blanket City Easement

Note: All areas around the building pads and all areas in Lots 43, 44, 45, and 46 are to be Blanket City Easements.



UTILITY LEGEND	
Existing	Proposed

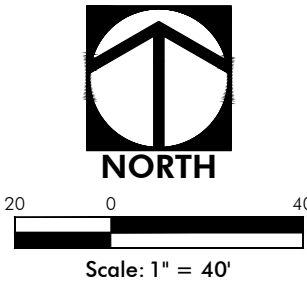


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PRELIMINARY PLAN
KINGSLEY ROW
CITY OF AURORA, DUPAGE COUNTY, ILLINOIS

Project Manager: LAK
Engineer: JDT
Date: 6-20-2025
Project No. 25-041
Sheet 4/5



Development Data Table: Preliminary Plan					
Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 07-28-101-007 07-28-101-008			j) Total Number of Residential Dwelling Units	185	units
			i. Gross Density	6.13	du/acre
			ii. Net Density	7.90	Net Density
			k) Number of Single Family Dwelling Units	0	units
			i. Gross Density	0.00	du/acre
			iii. Unit Square Footage (average)	-	square feet
			iv. Bedroom Mix	0%	% 1 bdr
				0%	% 2 bdr
				0%	% 3 bdr
				0%	% 4 bdr
			v. Number of Single Family Corner Lots	0	units
			l) Number of Single Family Attached Dwelling Units	185	units
			i. Gross Density	6.13	du/acre
			iii. Unit Square Footage (average)	-	square feet
			iv. Bedroom Mix	0%	% 1 bdr
				0%	% 2 bdr
				100%	% 3 bdr
				0%	% 4 bdr
			m) Number of Multifamily Dwelling Units	0	units
			i. Gross Density	0.00	du/acre
			iii. Unit Square Footage (average)	-	square feet
			iv. Bedroom Mix	0%	Efficiency
				0%	% 1 bdr
				0%	% 2 bdr
				0%	% 3 bdr

Note:
On-street parking will accommodate 39 perpendicular and 58 parallel parking spaces.
Driveway space will accommodate an additional 370 parked vehicles.

TOWNHOME
BUILDING LOTS

	Area (ac.)	Area (sf)
LOT 1	0.19105	8,322
LOT 2	0.19105	8,322
LOT 3	0.19105	8,322
LOT 4	0.19105	8,322
LOT 5	0.15126	6,589
LOT 6	0.15126	6,589
LOT 7	0.15126	6,589
LOT 8	0.15126	6,589
LOT 9	0.15126	6,589
LOT 10	0.15126	6,589
LOT 11	0.15126	6,589
LOT 12	0.15126	6,589
LOT 13	0.15126	6,589
LOT 14	0.15126	6,589
LOT 15	0.15126	6,589
LOT 16	0.15126	6,589
LOT 17	0.21187	9,229
LOT 18	0.13347	5,814
LOT 19	0.13347	5,814
LOT 20	0.15126	6,589
LOT 21	0.21187	9,229
LOT 22	0.21187	9,229
LOT 23	0.15126	6,589
LOT 24	0.15126	6,589
LOT 25	0.16226	7,068
LOT 26	0.13347	5,814
LOT 27	0.13347	5,814
LOT 28	0.19105	8,322
LOT 29	0.18156	7,909
LOT 30	0.18156	7,909
LOT 31	0.21187	9,229
LOT 32	0.19105	8,322
LOT 33	0.15126	6,589
LOT 34	0.19105	8,322
LOT 35	0.16226	7,068
LOT 36	0.16226	7,068
LOT 37	0.13347	5,814
LOT 38	0.19105	8,322
LOT 39	0.13347	5,814
Subtotal: Lots 1 - 39	6.44674	280,820

OUTLOTS	Area (ac.)	Area (sf)
LOT 40 <i>Stormwater Mgmt.</i>	1.68106	73,227
LOT 41 <i>Stormwater Mgmt.</i>	2.16171	94,164
LOT 42 <i>Stormwater Mgmt.</i>	2.70145	117,675
LOT 43	2.93683	127,928
LOT 44	3.36165	146,433
LOT 45	2.24085	97,612
LOT 46	1.89454	82,526
Subtotal: Outlots 40-46	16.97810	739,566
ROW		
ROW	6.75218	294,125
Total (Lots, Outlots, and ROW)	30.17701	1,314,510

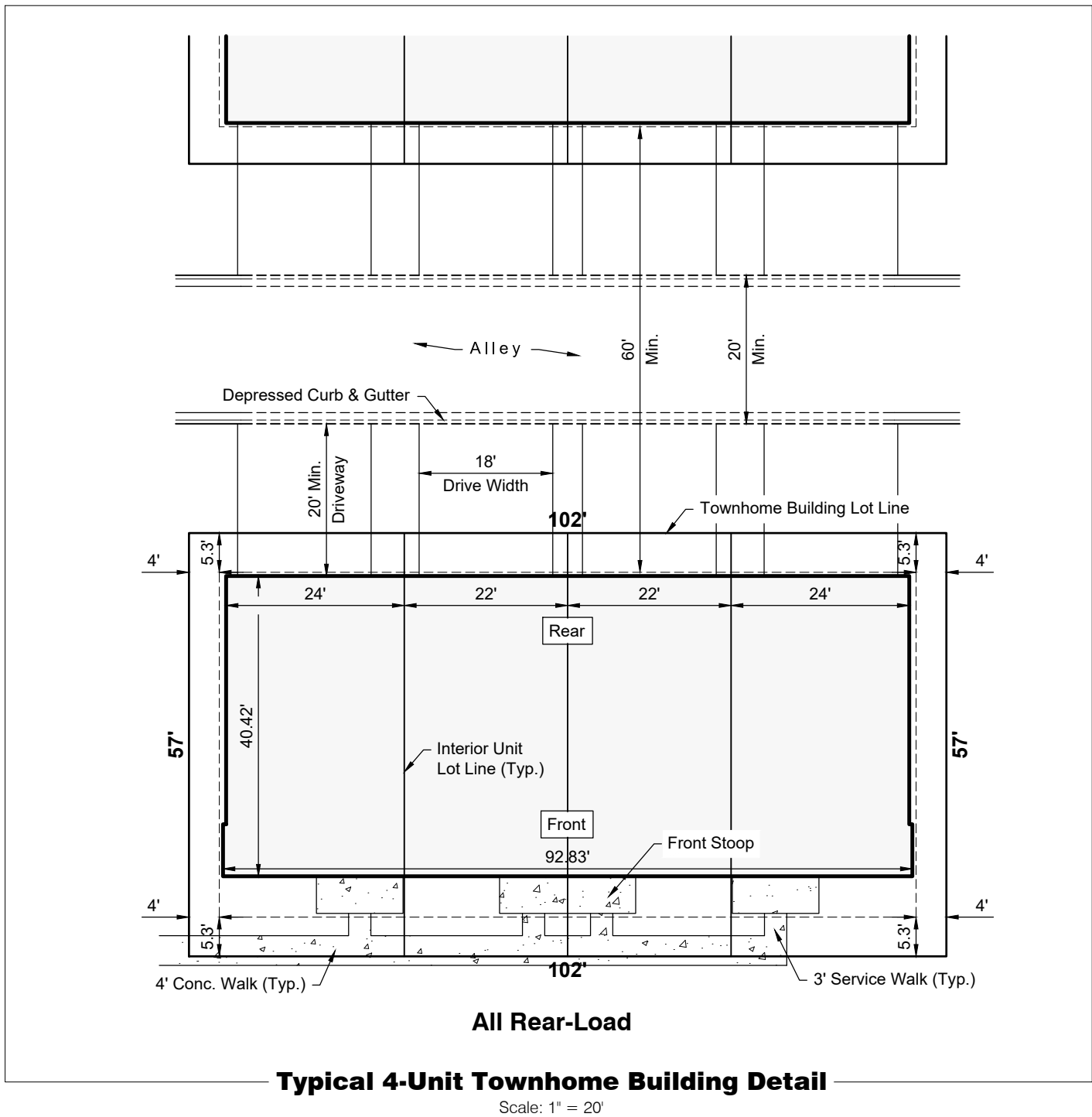
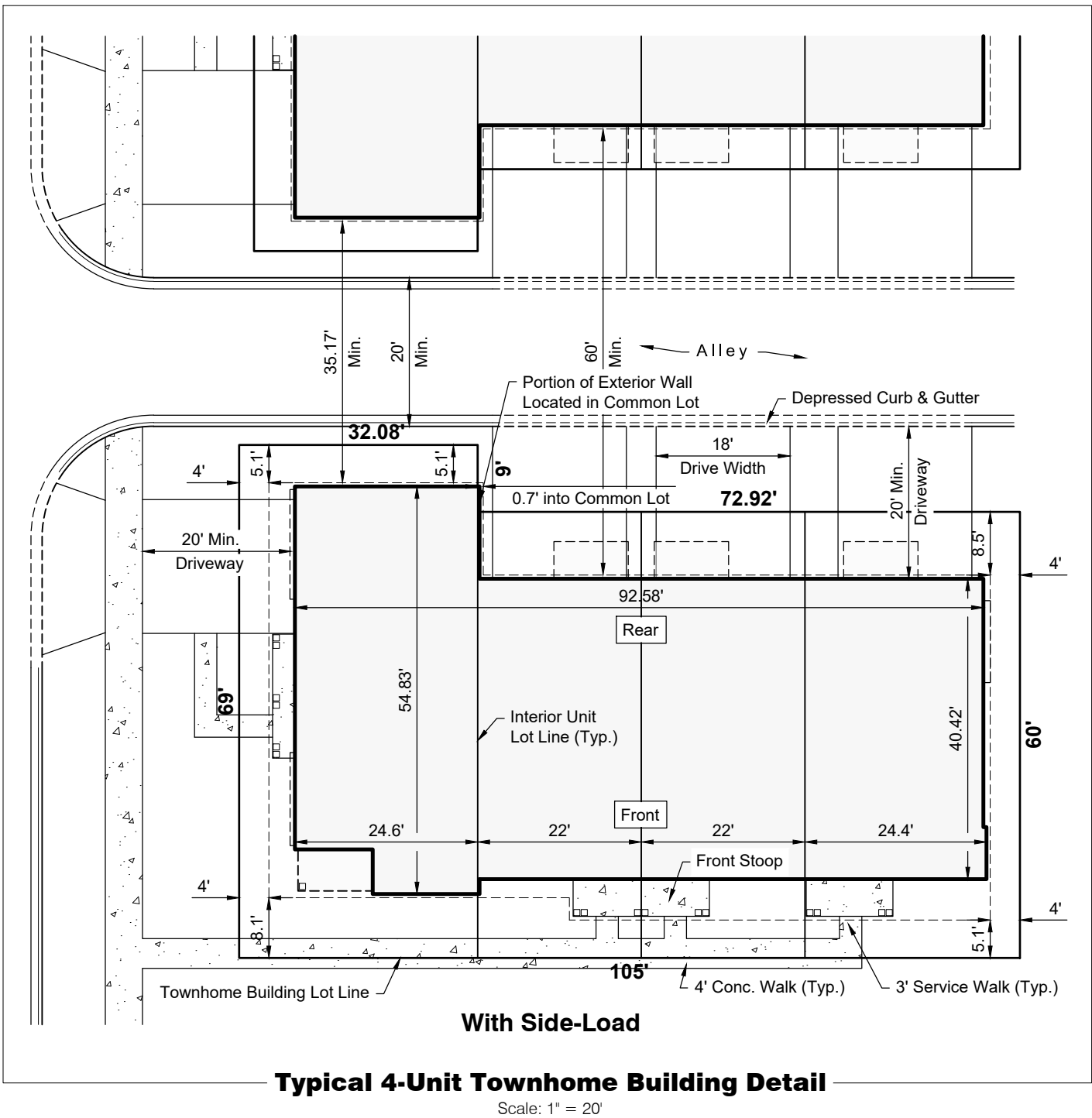
Note:
Lots 40, 41 & 42 - Stormwater Control Easement

Lots 43, 44, 45 & 46 - Blanket City Easement

LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF FOX VALLEY VILLAGES UNIT 27, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT R85-090787; THENCE SOUTH 88 DEGREES 50 MINUTES 06 SECONDS WEST, 2210.63 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF 75TH STREET (BEING A LINE 100 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION) TO THE EAST LINE OF PROPERTY RECORDED IN BOOK 100, PAGE 506; THENCE NORTH 00 DEGREES 33 MINUTES 30 SECONDS EAST, 145.46 FEET ALONG SAID EAST LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF OGDEN AVENUE (U.S. ROUTE 34) PER PLAT OF HIGHWAY FOR THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION FAP 311 JOB NO. R-91-017-91, THE FOLLOWING THREE COURSES ALONG THE SAID RIGHT OF WAY LINE: THENCE NORTH 66 DEGREES 40 MINUTES 17 SECONDS EAST, 1168.88 FEET; THENCE SOUTH 22 DEGREES 33 MINUTES 37 SECONDS EAST, 5.00 FEET; THENCE NORTH 67 DEGREES 10 MINUTES 48 SECONDS EAST, 1234.63 FEET TO THE EAST LINE OF SAID QUARTER SECTION, BEING THE WEST LINE OF FOX VALLEY VILLAGES UNIT 27, AFORESAID; THENCE SOUTH 00 DEGREES 05 MINUTES 28 SECONDS WEST, 1037.61 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF FOX VALLEY VILLAGES UNIT 27, AFORESAID; THENCE NORTH 00 DEGREES 05 MINUTES 28 SECONDS EAST, 1037.61 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (SAID EAST LINE BEING COINCIDENT WITH THE WEST LINE OF SAID FOX VALLEY VILLAGE UNIT 27) TO THE SOUTHERLY LINE OF OGDEN AVENUE (U.S. ROUTE 34) PER PLAT OF HIGHWAY FOR THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION FAP 311 JOB NO. R-91-017-91 (THE FOLLOWING 3 COURSES ARE ALONG SAID SOUTHERLY LINE); THENCE SOUTH 67 DEGREES 10 MINUTES 48 SECONDS WEST, 1234.63 FEET; THENCE NORTH 22 DEGREES 33 MINUTES 37 SECONDS WEST, 5.00 FEET; THENCE SOUTH 66 DEGREES 40 MINUTES 16 SECONDS WEST, 17.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28 DEGREES 48 MINUTES 40 SECONDS EAST, 189.89 FEET; THENCE SOUTH 67 DEGREES 10 MINUTES 48 SECONDS WEST, 324.18 FEET; THENCE NORTH 22 DEGREES 49 MINUTES 12 SECONDS WEST, 186.15 FEET TO AFOREMENTIONED SOUTHERLY LINE; THENCE NORTH 66 DEGREES 40 MINUTES 17 SECONDS EAST, 304.37 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING), IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN FOX VALLEY VILLAGES UNIT 27 PER DOCUMENT R85-090787; THENCE NORTH 00 DEGREES 05 MINUTES 28 SECONDS EAST, 1037.61 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (SAID EAST LINE BEING COINCIDENT WITH THE WEST LINE OF SAID FOX VALLEY VILLAGE UNIT 27) TO THE SOUTHERLY LINE OF OGDEN AVENUE (U.S. ROUTE 34) PER PLAT OF HIGHWAY FOR THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, FAP 311 JOB NO. R-91-0117-91 (THE FOLLOWING 3 COURSES ARE ALONG SAID SOUTHERLY LINE); THENCE SOUTH 67 DEGREES 10 MINUTES 48 SECONDS WEST, 1234.63 FEET; THENCE NORTH 22 DEGREES 33 MINUTES 37 SECONDS WEST, 5.00 FEET; THENCE SOUTH 66 DEGREES 40 MINUTES 17 SECONDS WEST, 17.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28 DEGREES 48 MINUTES 40 SECONDS EAST, 189.89 FEET; THENCE SOUTH 67 DEGREES 10 MINUTES 48 SECONDS WEST, 324.18 FEET; THENCE NORTH 22 DEGREES 49 MINUTES 12 SECONDS WEST, 186.15 FEET TO AFOREMENTIONED SOUTHERLY LINE; THENCE NORTH 66 DEGREES 40 MINUTES 17 SECONDS EAST, 304.37 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.



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PRELIMINARY PLAN
KINGSLEY ROW
CITY OF AURORA, DUPAGE COUNTY, ILLINOIS

Project Manager: L A K
Engineer: J D T
Date: 6-20-2025
Project No. 25-041
Sheet 5/5