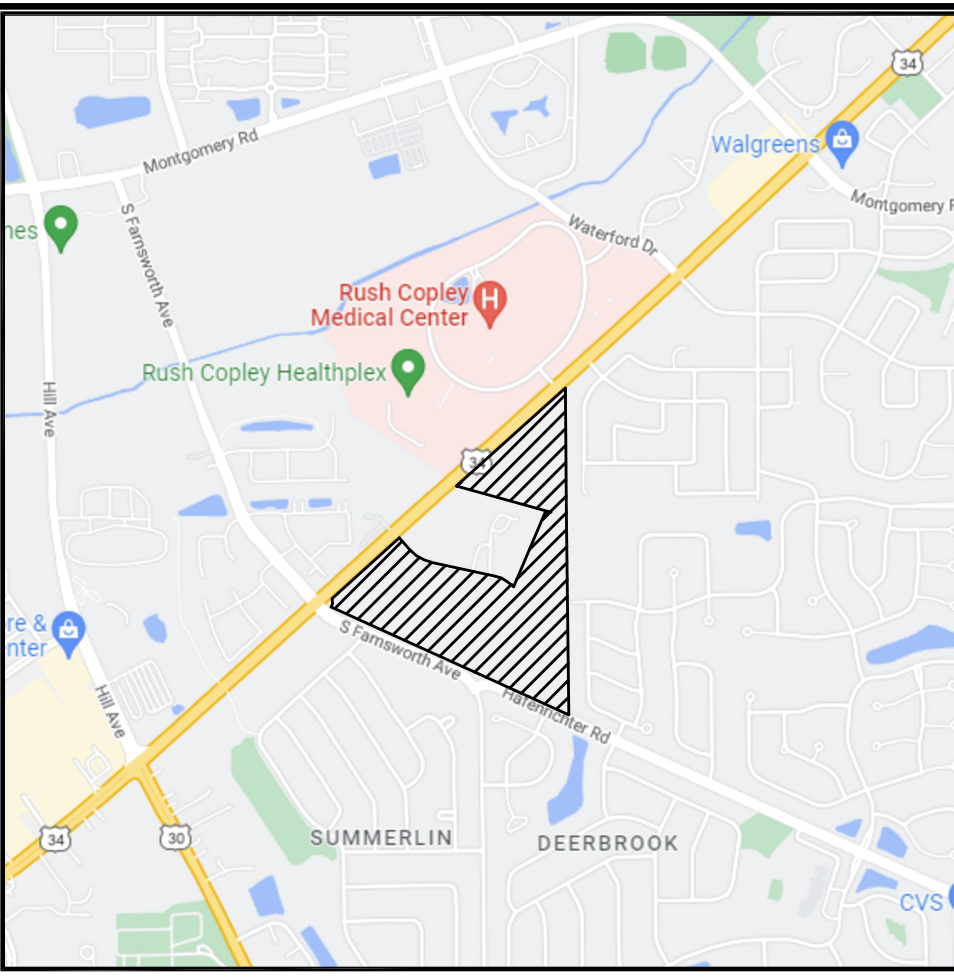


PRELIMINARY PLAN FOR WHEATLAND CROSSING

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



LOCATION MAP

Development Data Table: Preliminary Plan					
Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs):	0		j) Total Number of Residential Dwelling Units	194	units
			i. Gross Density	3.37	du/acre
			ii. Net Density	4.39	Net Density
b) Proposed land use(s):	0		k) Number of Single Family Dwelling Units	70	units
			i. Gross Density	2.45	du/acre
			ii. Net Density	3.02	Net Density
			iii. Unit Square Footage (average)	2,372	square feet
c) Total Property Size	57.5472681	Acres	iv. Bedroom Mix	0%	% 1 bdr
	2,506,759	Square feet		0%	% 2 bdr
d) Total Lot Coverage	530,787	Square feet		15%	% 3 bdr
(buildings and pavement)	21%	Percent		85%	% 4 bdr
e) Open space / landscaping	-	Square feet	v. Number of Single Family Corner Lots	8	units
	0%	Percent	i. Gross Density	124	units
f) Land to be dedicated to the School District	0	Acres	ii. Net Density	5.03	du/acre
g) Land to be dedicated to the Park District	0	Acres	iii. Unit Square Footage (average)	6.64	Net Density
h) Number of parking spaces provided (individually accessible)	-	spaces	iv. Bedroom Mix	1,695	square feet
i. surface parking lot	0	spaces	i. Gross Density	0%	% 1 bdr
perpendicular	0	spaces	ii. Net Density	0.00	du/acre
parallel	0	spaces	iii. Unit Square Footage (average)	-	square feet
angled	0	spaces	iv. Bedroom Mix	0%	% 1 bdr
handicapped	0	spaces		40%	% 2 bdr
ii. enclosed	388	spaces		50%	% 3 bdr
iii. bike	0	spaces		10%	% 3 bdr
j) Number of buildings	25		m) Number of Multifamily Dwelling Units	0	units
i. Number of stories	2	stories	i. Gross Density	0.00	du/acre
ii. Building Square Footage (typical)	-	square feet	ii. Net Density	0.00	Net Density
iii. Square Footage of retail floor area	0	square feet	iii. Unit Square Footage (average)	-	square feet
iv. First Floor Building Square Footage (typical)	-	Square feet	iv. Bedroom Mix	0%	% 1 bdr
				40%	% 2 bdr
				10%	% 3 bdr

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'
Commercial Setback	18'

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'

MINIMUM DESIGN STANDARDS

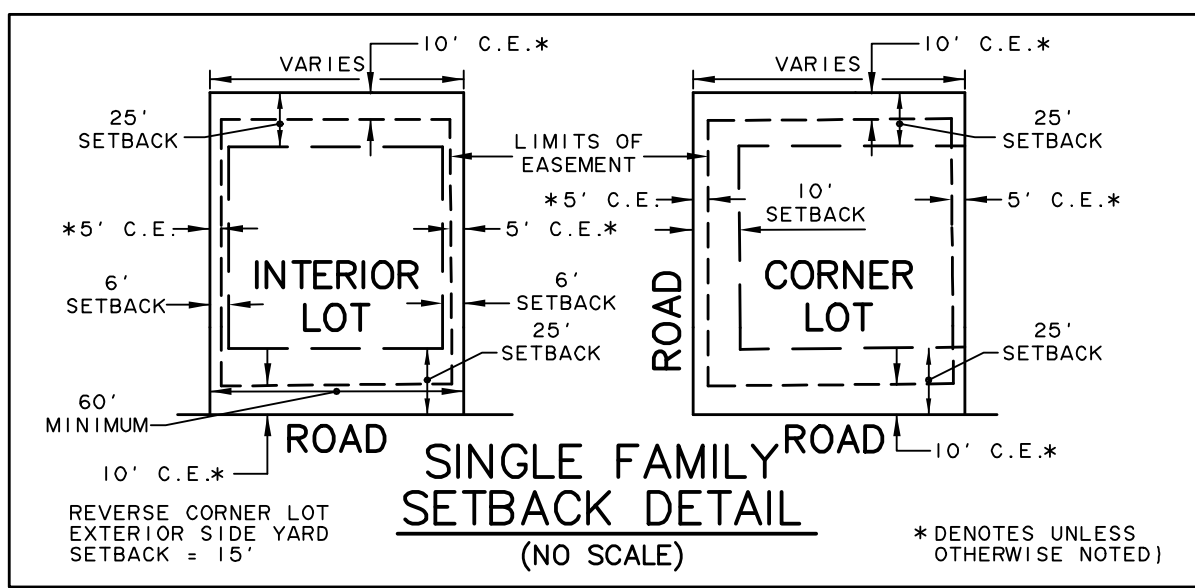
Single Family Detached

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'

UTILITY NOTES:

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

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)



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
	ELEVATIONS
	STREET LIGHT
	WATERMAIN PROTECTION
	SILT FENCE INLET PROTECTOR
	TEMPORARY STRAW BALE DITCH CHECK
	SILT FENCE DITCH CHECK
	RIP-RAP
	OVERFLOW ROUTE

PARCEL DESCRIPTION:

KANE COUNTY LEGAL:
 THAT PART OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 36 FOR 1851.94 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 16 DEGREES 39 MINUTES 17 SECONDS WITH SAID SOUTH LINE OF SECTION 36 (AS MEASURED CLOCKWISE THEREFROM), 953.26 FEET TO THE CENTERLINE OF U.S. ROUTE 34; THENCE NORTHWESTERLY ALONG SAID CENTERLINE, FORMING AN ANGLE OF 57 DEGREES 27 MINUTES 00 SECONDS WITH THE LAST DESCRIBED COURSE (AS MEASURED CLOCKWISE THEREFROM), 1410.18 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF FOUR POINTS SUBDIVISION RECORDED SEPTEMBER 17, 1992 AS DOCUMENT 92K65879, IN KANE COUNTY, ILLINOIS; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION, AND ALONG SAID WESTERLY LINE, FORMING AN ANGLE OF 48 DEGREES 19 MINUTES 27 SECONDS WITH THE LAST DESCRIBED COURSE (AS MEASURED COUNTER-CLOCKWISE THEREFROM), 1194.71 FEET TO SAID SOUTH LINE OF SECTION 36; THENCE WESTERLY ALONG SAID SOUTHERLY LINE, FORMING AN ANGLE OF 90 DEGREES 52 MINUTES 50 SECONDS WITH THE LAST DESCRIBED COURSE (AS MEASURED COUNTER-CLOCKWISE THEREFROM), 135.94 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PART TAKEN FOR WIDENING U.S. ROUTE 34 IN CASE NO. 99 ED 5 AS DESCRIBED IN ORDER VESTING TITLE RECORDED JULY 20, 2007 AS DOCUMENT NO. 2007K075742, ALL IN KANE COUNTY, ILLINOIS.

KENDALL COUNTY LEGAL:

PARCEL 1:
 THAT PART OF THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH 1/2 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 36, 1716.0 FEET FOR THE POINT OF BEGINNING; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID SECTION 36, 1194.70 FEET TO THE CENTERLINE OF U.S. ROUTE NO. 34; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE 306.50 FEET; THENCE WEST ALONG A LINE FORMING AN ANGLE OF 139 DEGREES, 03 MINUTES, 06 SECONDS WITH THE LAST DESCRIBED COURSE, AS MEASURED COUNTERCLOCKWISE THEREFROM, 1700.90 FEET TO A POINT THAT IS 1679.04 FEET EASTERLY OF THE WEST LINE OF SAID SECTION 36; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 88 DEGREES, 17 MINUTES, 17 SECONDS WITH THE LAST DESCRIBED COURSE, AS MEASURED CLOCKWISE THEREFROM, 997.93 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 36 THAT IS 1727.22 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE CONTINUING SOUTHERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE 441.28 FEET TO THE CENTERLINE OF SAID U.S. ROUTE NO. 34; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE 486.62 FEET TO THE CENTERLINE OF HAFENRICHTER ROAD; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID HAFENRICHTER ROAD 2472.21 FEET TO A LINE DRAWN PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1 FROM THE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID PARALLEL LINE 1830.39 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM ALL THAT PART FALLING WITHIN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO EXCEPTING THEREFROM THAT PART OF THE NORTH 1/2 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN FALLING WITHIN THE FOLLOWING: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 36, 1851.94 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 97 DEGREES 52 MINUTES 31 SECONDS, MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 721.67 FEET; THENCE SOUTHEASTERLY AT AN ANGLE OF 78 DEGREES 49 MINUTES 41 SECONDS, MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 426.88 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT CONCAVE TO THE SOUTHWEST, THE CHORD OF WHICH FORMS AN ANGLE OF 163 DEGREES 10 MINUTES 57 SECONDS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE HAVING A RADIUS OF 335.00 FEET, AN ARC DISTANCE OF 196.66 FEET AND A CHORD DISTANCE OF 193.85 FEET TO A POINT; THENCE NORTHEASTERLY AT AN ANGLE OF 84 DEGREES 21 MINUTES 17 SECONDS, MEASURED CLOCKWISE FROM THE CHORD OF THE LAST DESCRIBED COURSE, 727.61 FEET TO THE SOUTH LINE OF AFORESAID SOUTHEAST 1/4; THENCE EASTERLY ALONG THE SOUTH LINE OF THE AFORESAID SOUTHEAST 1/4 51.42 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS AND IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS, AND ALSO EXCEPT THAT PART OF THE LAND CONVEYED TO DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS BY INSTRUMENT RECORDED APRIL 26, 2007 AS DOCUMENT 20070013871, IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

AND ALSO EXCEPTING ALL THAT PART LYING NORTHERLY OF THE CENTERLINE OF U.S. 34.

PARCEL 2:
 THAT PART OF THE NORTH 1/2 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, 1851.94 FEET ALONG SAID SOUTH LINE; THENCE NORTH 74 DEGREES 38 MINUTES 22 SECONDS WEST, 881.96 FEET TO THE SOUTHEASTERLY LINE OF U.S. ROUTE 34 (ODGEN AVENUE) DEDICATED PER DOCUMENT 20070013871; THENCE WEST 638.51 FEET ALONG SAID SOUTHEASTERLY LINE TO THE POINT OF BEGINNING; THENCE SOUTH 02 DEGREES 54 MINUTES 08 SECONDS WEST, 25.45 FEET; THENCE SOUTH 42 DEGREES 06 MINUTES 22 SECONDS EAST, 121.81 FEET; THENCE SOUTHEASTERLY 98.18 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 350.13 FEET AND A CHORD BEARING SOUTH 50 DEGREES 08 MINUTES 44 SECONDS EAST, 121.81 FEET; THENCE SOUTHEASTERLY 98.18 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.13 FEET AND A CHORD BEARING NORTH 49 DEGREES 48 MINUTES 29 SECONDS WEST; THENCE NORTH 42 DEGREES 06 MINUTES 46 SECONDS WEST, 139.83 FEET TO THE SOUTHEASTERLY LINE OF U.S. ROUTE 34; THENCE NORTH 47 DEGREES 55 MINUTES 02 SECONDS EAST, 58.00 FEET TO THE POINT OF BEGINNING IN KENDALL COUNTY, ILLINOIS.

REVISIONS		
NO.	DATE	DESCRIPTION
1	08-21-23	REVISED SITE PLAN
2	09-13-23	REVISED STREET NAMES
3	11-17-23	REVISED SITE PLAN
4	12-15-23	UPDATED LOT NUMBERS

PETITIONER:

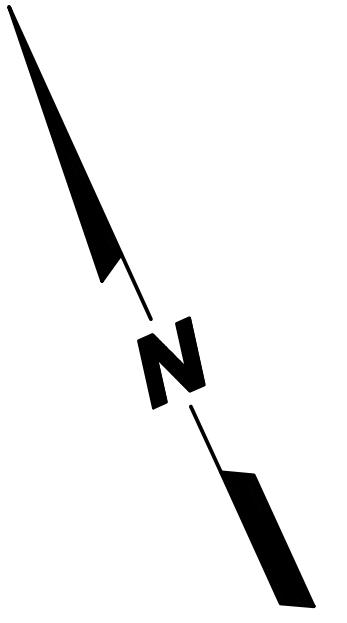
D.R. HORTON, INC.-MIDWEST, A CALIFORNIA CORPORATION
 1750 E. GOLF RD., SUITE 925
 SCHAUMBURG, IL 60173
 (847) 362-9100



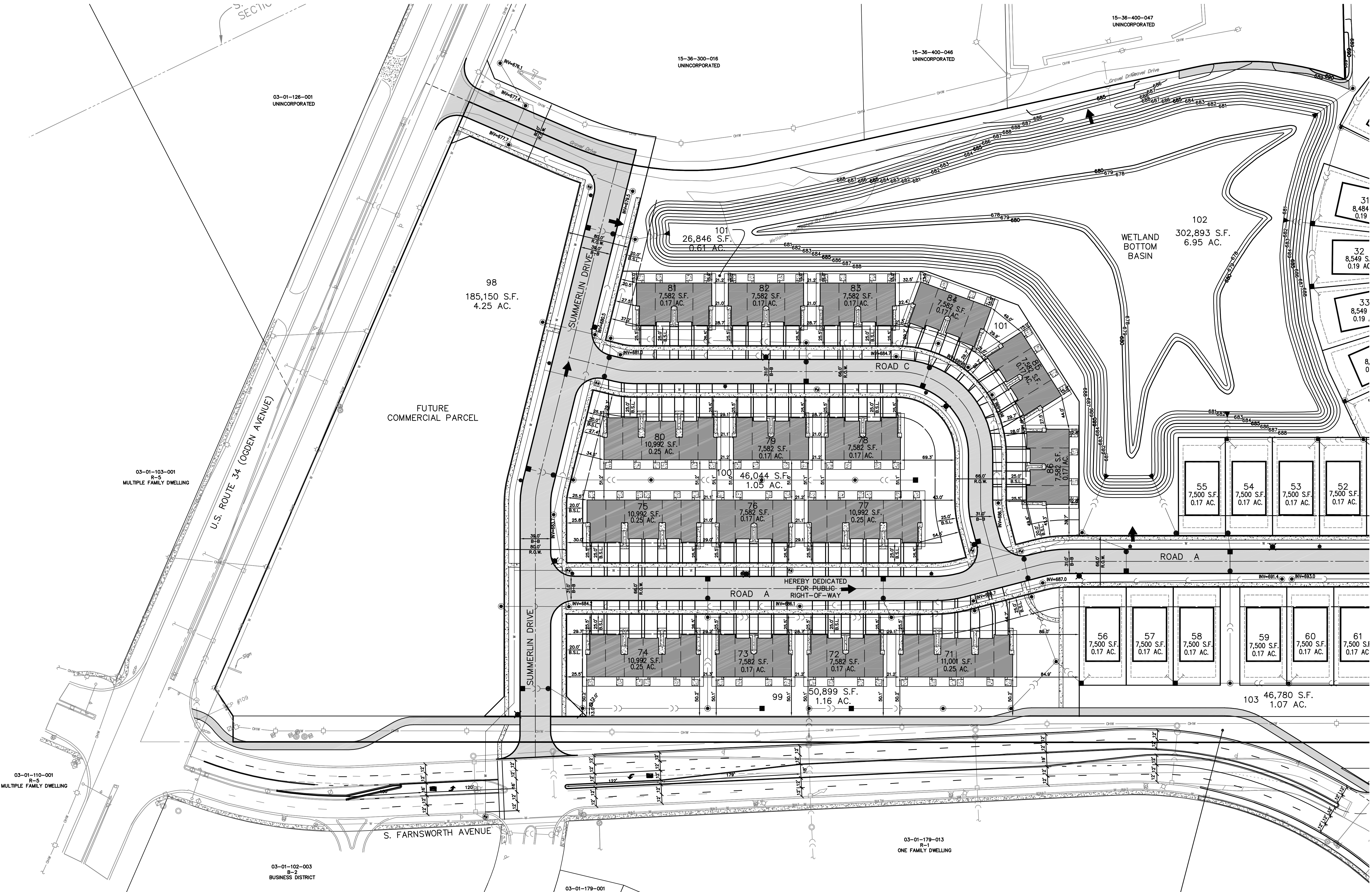
PREPARED BY: CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100
 Aurora, Illinois 60502-9675
 Phone: 630.862.2100 FAX: 630.862.2199
 E-Mail: info@cemcon.com Website: www.cemcon.com

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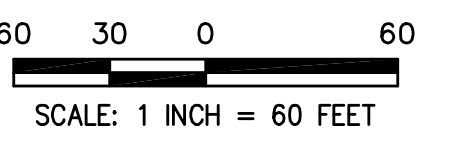
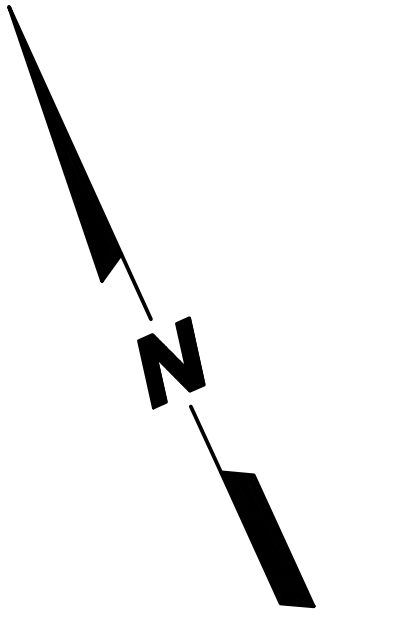
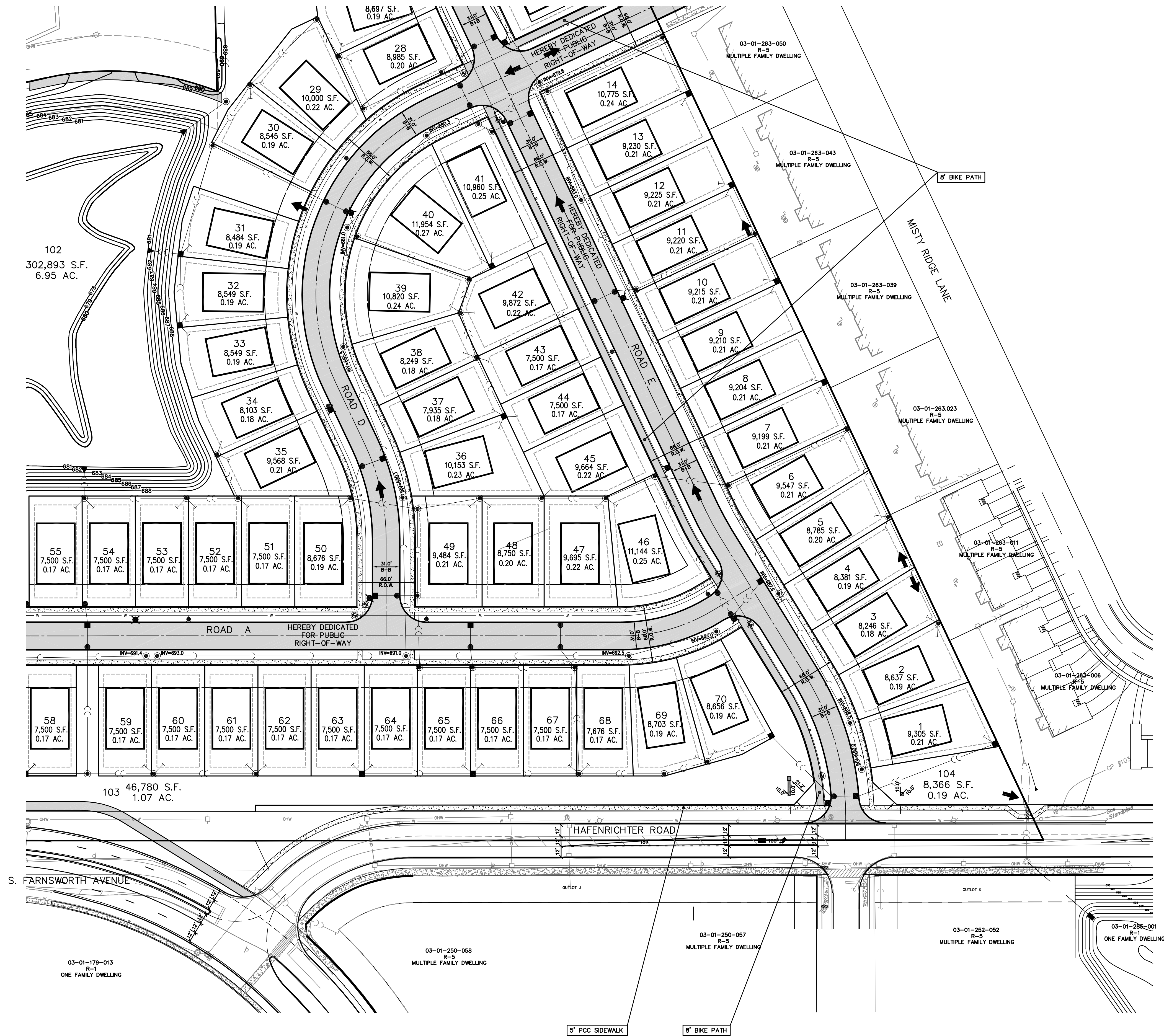
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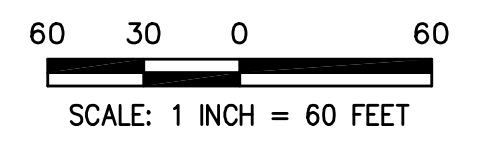
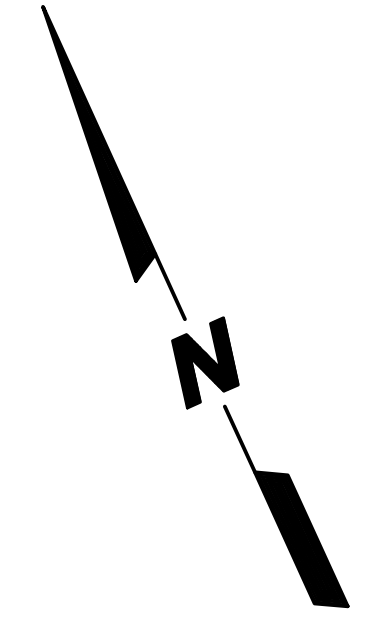
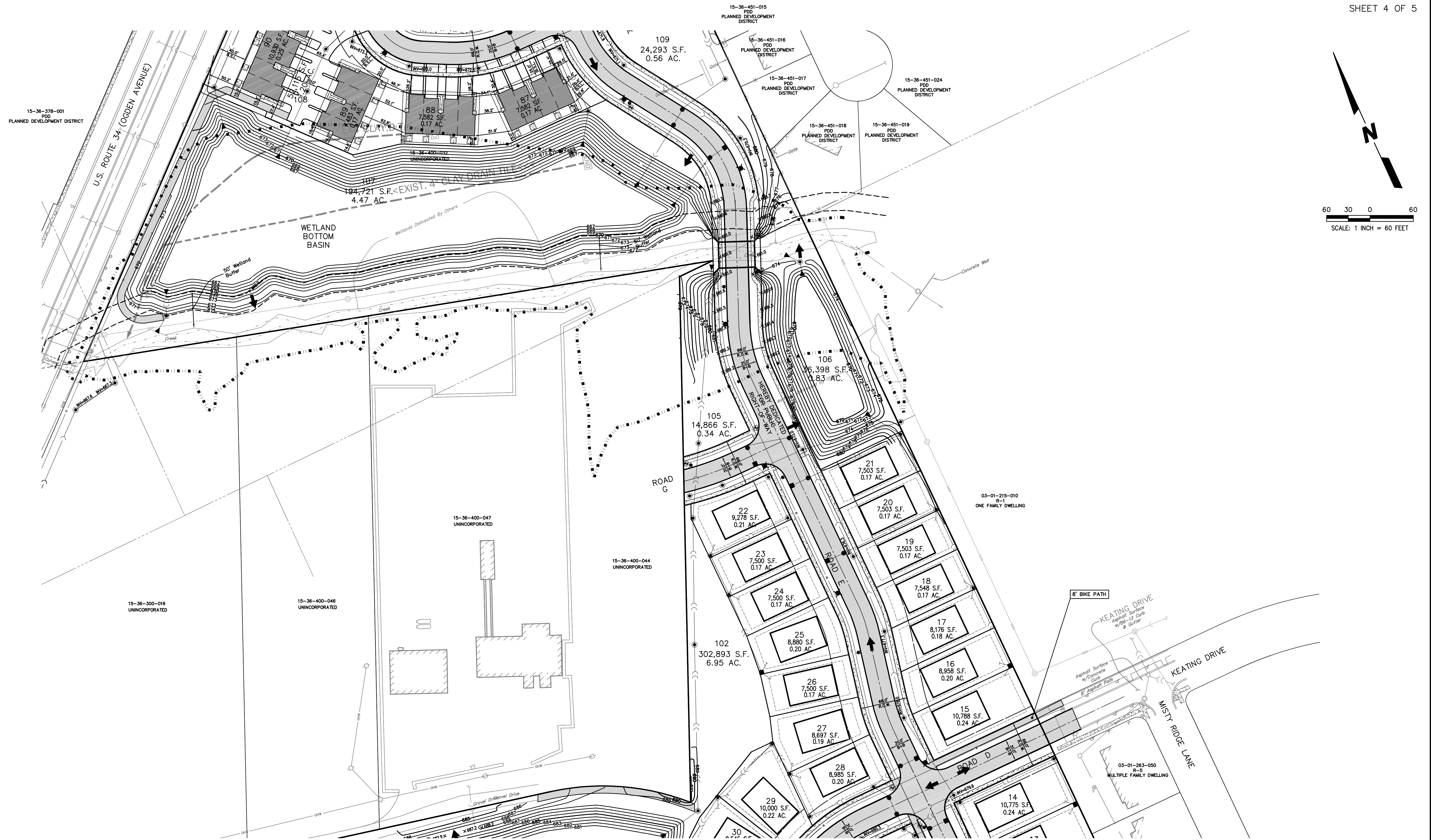
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1750 E. GOLF RD., SUITE 925
SCHAUMBURG, IL 60173
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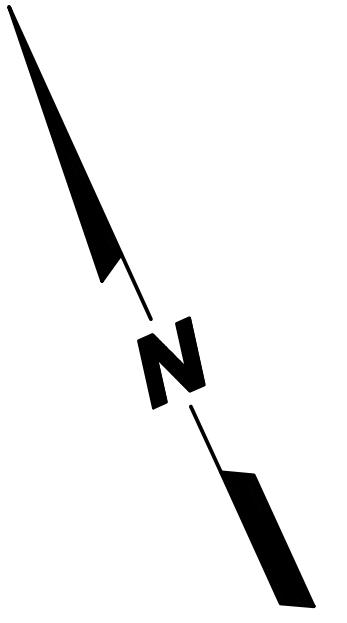
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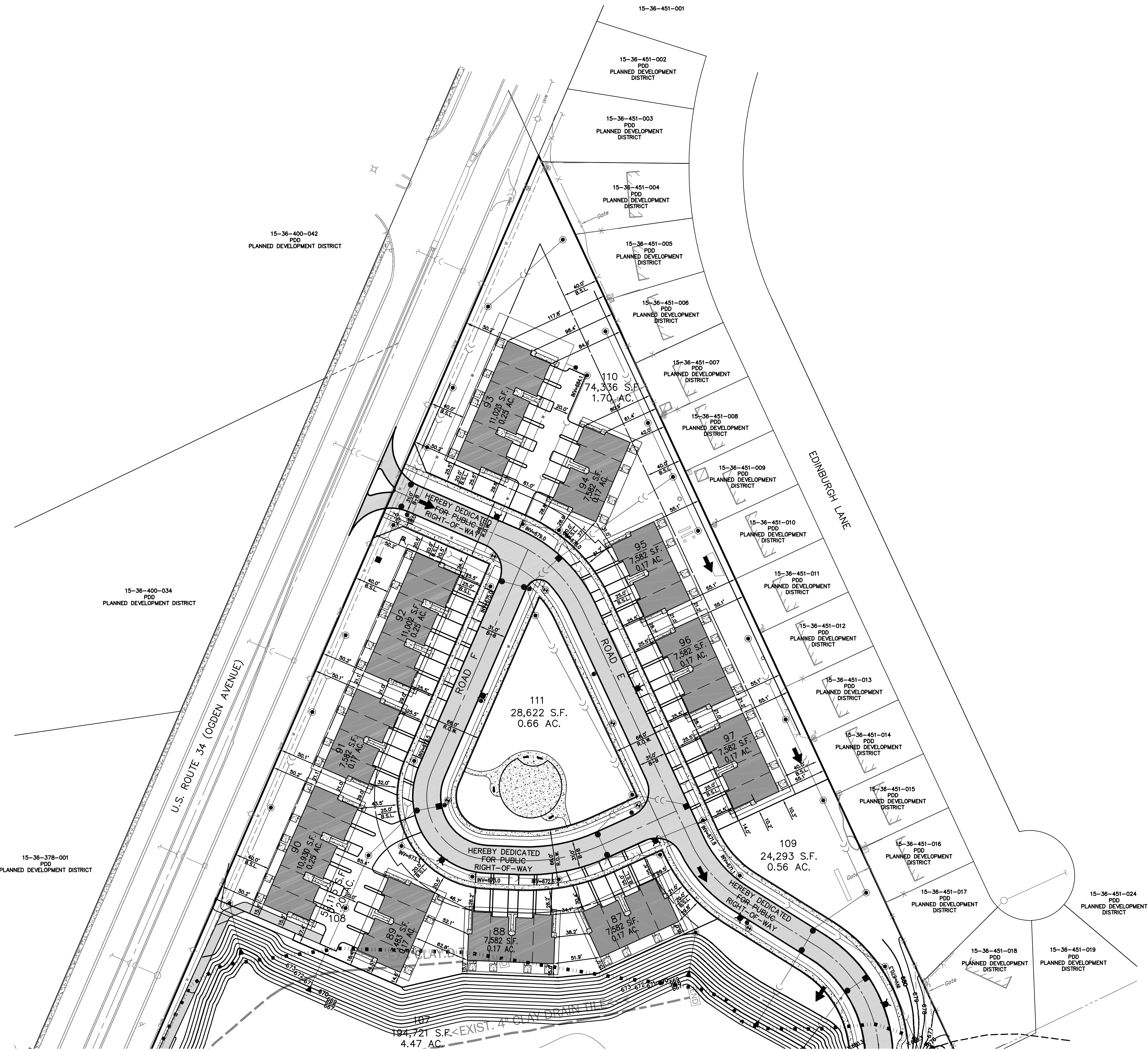
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