

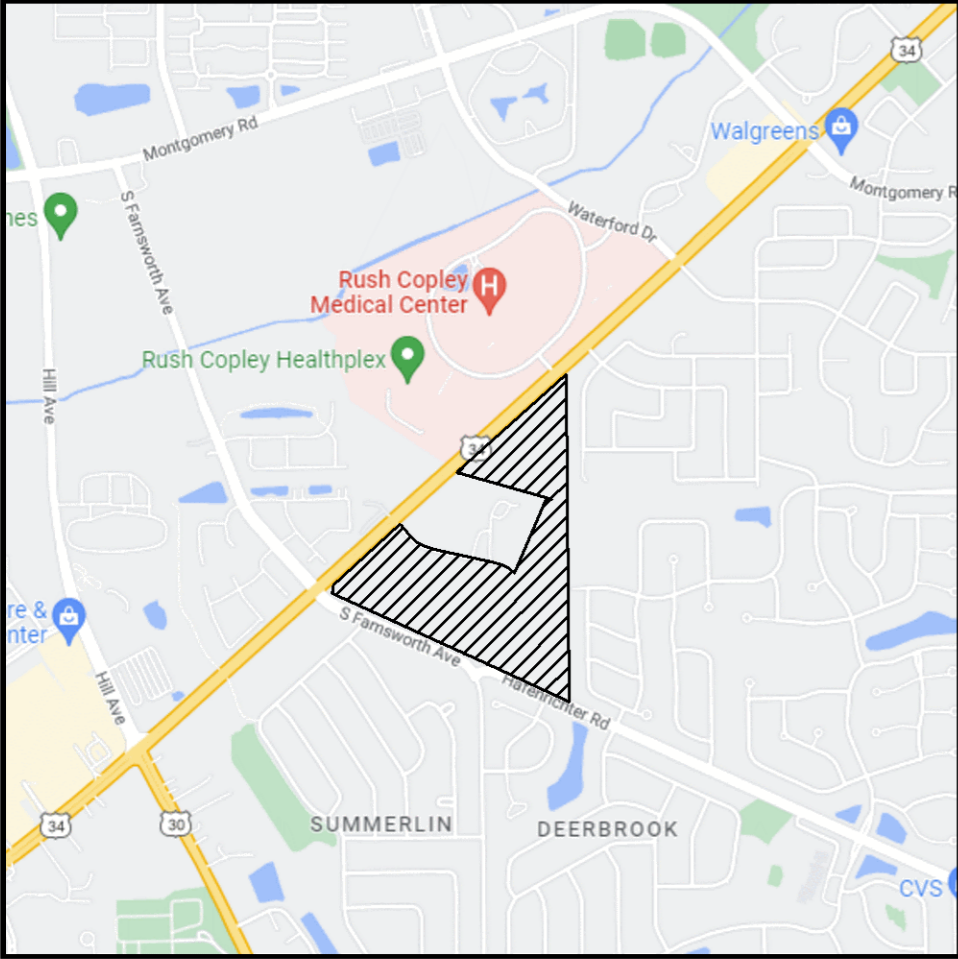
# FINAL PLAN FOR WHEATLAND CROSSING PHASE 1

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

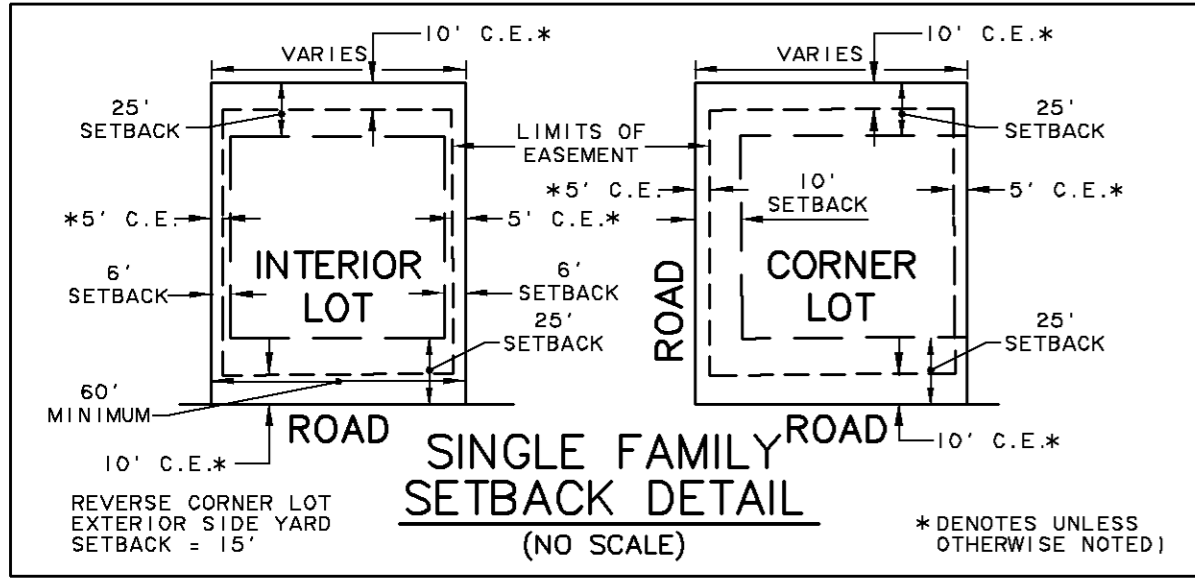
**PARCEL DESCRIPTION:**

WHEATLAND CROSSING PHASE I LEGAL DESCRIPTION  
January 29, 2024

THAT PART OF THE SOUTH HALF OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF HAFERICHTER ROAD AND THE WEST LINE OF MISTRY CREEK MULTI-FAMILY SUBDIVISION RECORDED AS DOCUMENT 9906208; THENCE NORTH 65 DEGREES 33 MINUTES 56 SECONDS WEST, 889.46 FEET ALONG THE CENTERLINE OF SAID HAFERICHTER ROAD TO THE CENTERLINE OF FARNSWORTH ROAD; THENCE NORTH 65 DEGREES 29 MINUTES 47 SECONDS WEST, 1461.85 FEET; THENCE NORTH 24 DEGREES 30 MINUTES 13 SECONDS EAST, 33.00 FEET; THENCE NORTH 09 DEGREES 04 MINUTES 17 SECONDS WEST, 42.18 FEET TO THE SOUTHEASTERLY LINE OF ILLINOIS ROUTE 34 (OGDEN AVENUE); THENCE NORTH 47 DEGREES 55 MINUTES 02 SECONDS EAST, 873.82 FEET ALONG SAID SOUTHEASTERLY LINE; THENCE SOUTH 02 DEGREES 54 MINUTES 08 SECONDS WEST, 25.45 FEET; THENCE SOUTH 42 DEGREES 06 MINUTES 46 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; THENCE SOUTH 38 DEGREES 22 MINUTES 54 SECONDS WEST, 40.24 FEET; THENCE SOUTHEASTERLY, 138.95 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 390.13 FEET AND A CHORD BEARING SOUTH 67 DEGREES 42 MINUTES 24 SECONDS EAST; THENCE SOUTH 77 DEGREES 54 MINUTES 37 SECONDS EAST, 570.30 FEET; THENCE SOUTHEASTERLY, 196.66 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 335.00 FEET AND A CHORD THAT BEARS SOUTH 61 DEGREES 05 MINUTES 33 SECONDS EAST; THENCE SOUTH 08 DEGREES 58 MINUTES 03 SECONDS EAST, 22.61 FEET; THENCE NORTH 62 DEGREES 49 MINUTES 08 SECONDS EAST, 115.18 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 39 SECONDS EAST, 32.65 FEET; THENCE SOUTH 00 DEGREES 44 MINUTES 21 SECONDS EAST, 48.30 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 39 SECONDS EAST, 344.68 FEET TO THE WEST LINE OF AFORMENTIONED MISTRY CREEK MULTI-FAMILY SUBDIVISION; THENCE SOUTH 00 DEGREES 44 MINUTES 21 SECONDS EAST, 1142.86 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, IN KENDALL COUNTY, ILLINOIS.



**LOCATION MAP**

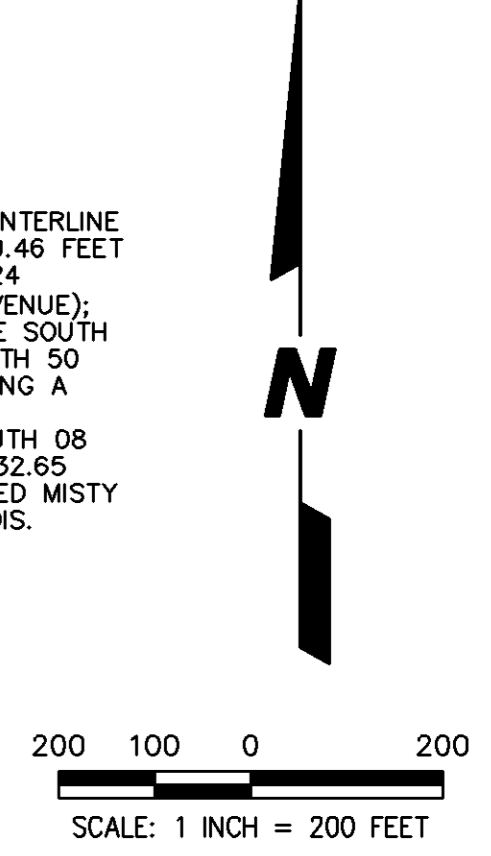
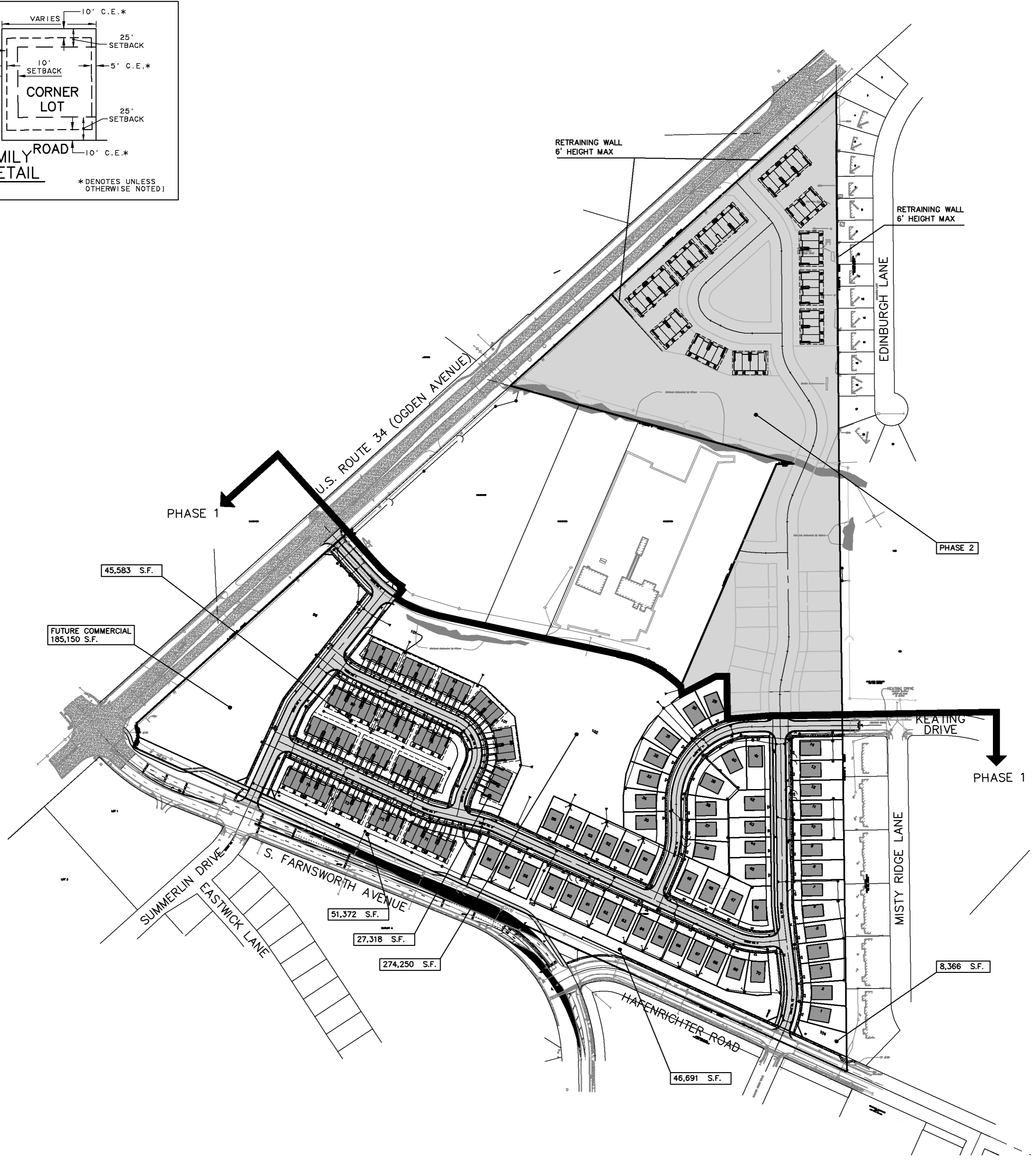


**LINE LEGEND**

- 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.



**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

**MINIMUM DESIGN STANDARDS**  
Single Family Attached

PROPOSED MINIMUM SETBACKS	Value
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	Value
Front Yard	25'
Rear Yard	25'
Exterior Side Yard Corner Lot	10'
Exterior Side Yard Reverse Corner	15'
Interior Side Yard	6'

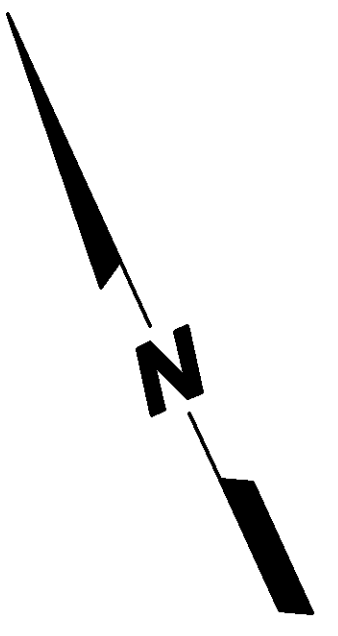
**Development Data Table: Final Plan**

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	132	units
			i. Gross Density	3.36	du/acre
			ii. Net Density	5.09	Net Density
			k) Number of Single Family Dwelling Units	58	units
b) Proposed land use(s): Single Family Detached, Single Family Attached			i. Gross Density	2.48	du/acre
			ii. Net Density	3.03	Net Density
			iii. Unit Square Footage (average)	2034	square feet
c) Total Property Size	39.300	Acres	iv. Bedroom Mix	0%	% 1 bdr
	1711908	Square feet		0%	% 2 bdr
d) Total Lot Coverage (buildings and pavement)	565032	Square feet		20%	% 3 bdr
	33%	Percent		80%	% 4 bdr
e) Open space / landscaping	1146876	Square feet	v. Number of Single Family Corner Lots	8	units
	67%	Percent	vi) Number of Single Family Attached Dwelling Units	74	units
f) Land to be dedicated to the School District	0	Acres	i. Gross Density	0.00	du/acre
g) Land to be dedicated to the Park District	0	Acres	ii. Net Density	12.27	Net Density
h) Number of parking spaces provided (individually accessible)			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	16		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

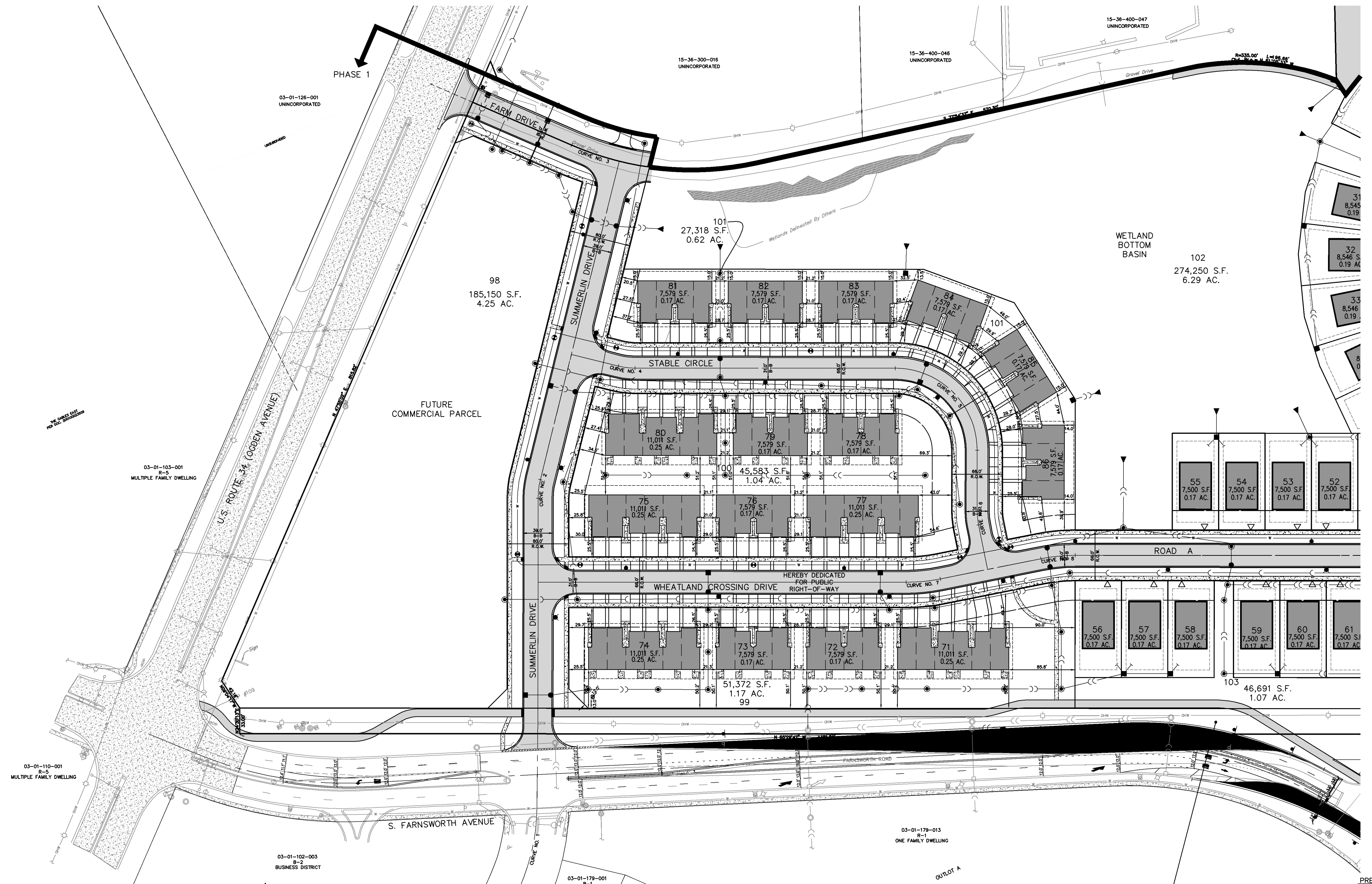
PETITIONER:  
D.R. HORTON, INC.—MIDWEST, A CALIFORNIA CORPORATION  
1750 E. GOLF RD., SUITE 925  
SCHAUMBURG, IL 60173  
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COMPLETION DATE: 01-31-2024 JOB NO.: 637.028  
XREF: TOPO PROJECT MANAGER: KTS  
TAB: PLAN-01  
REVISION DATE: 03-11-2024/JM  
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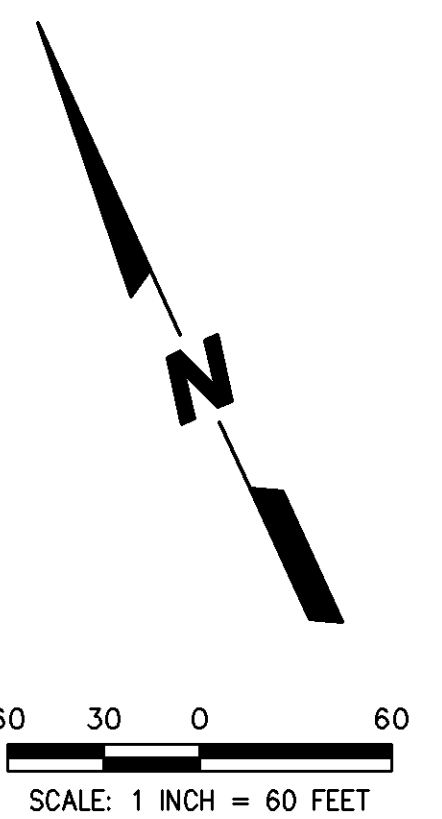
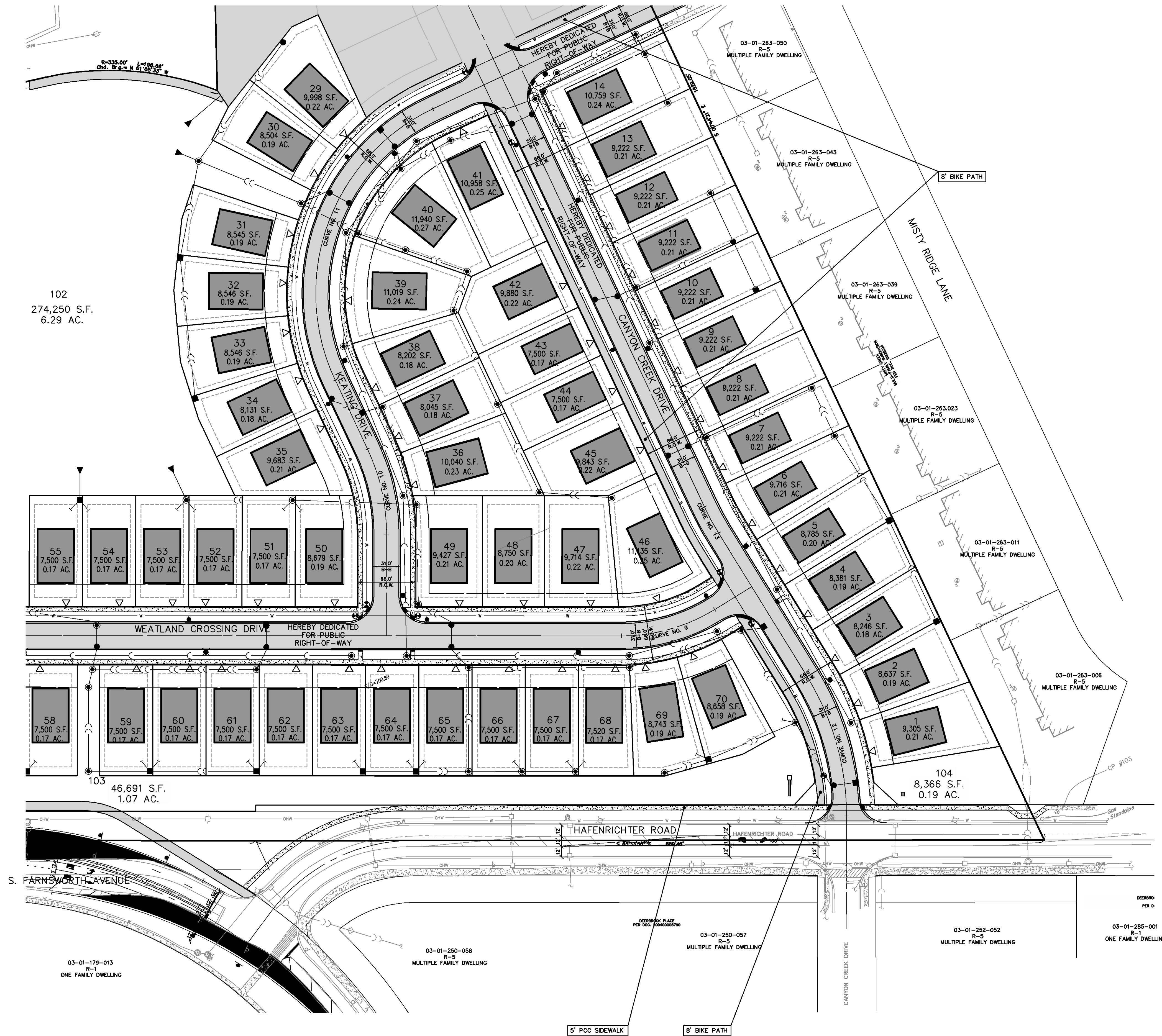
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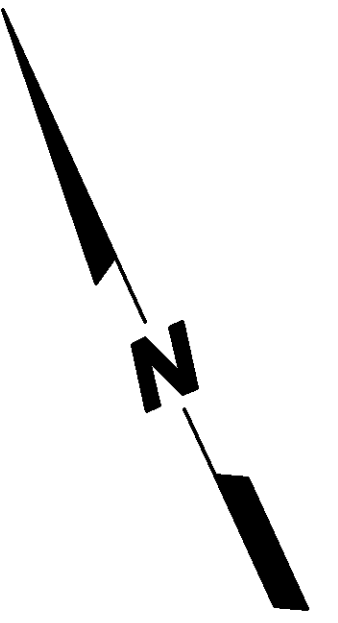
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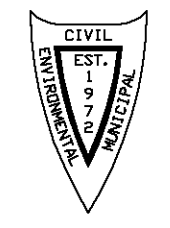
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