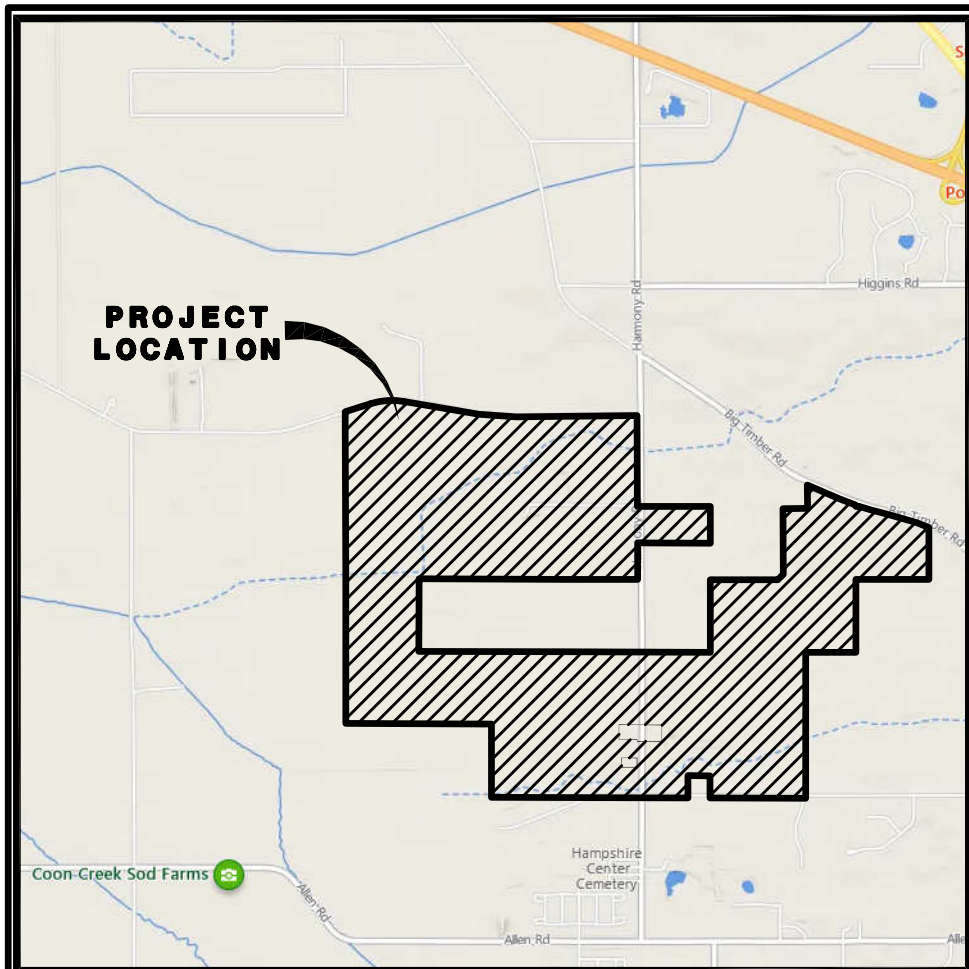


PRELIMINARY PLAT OF SUBDIVISION
FOR
PRAIRIE RIDGE NORTH

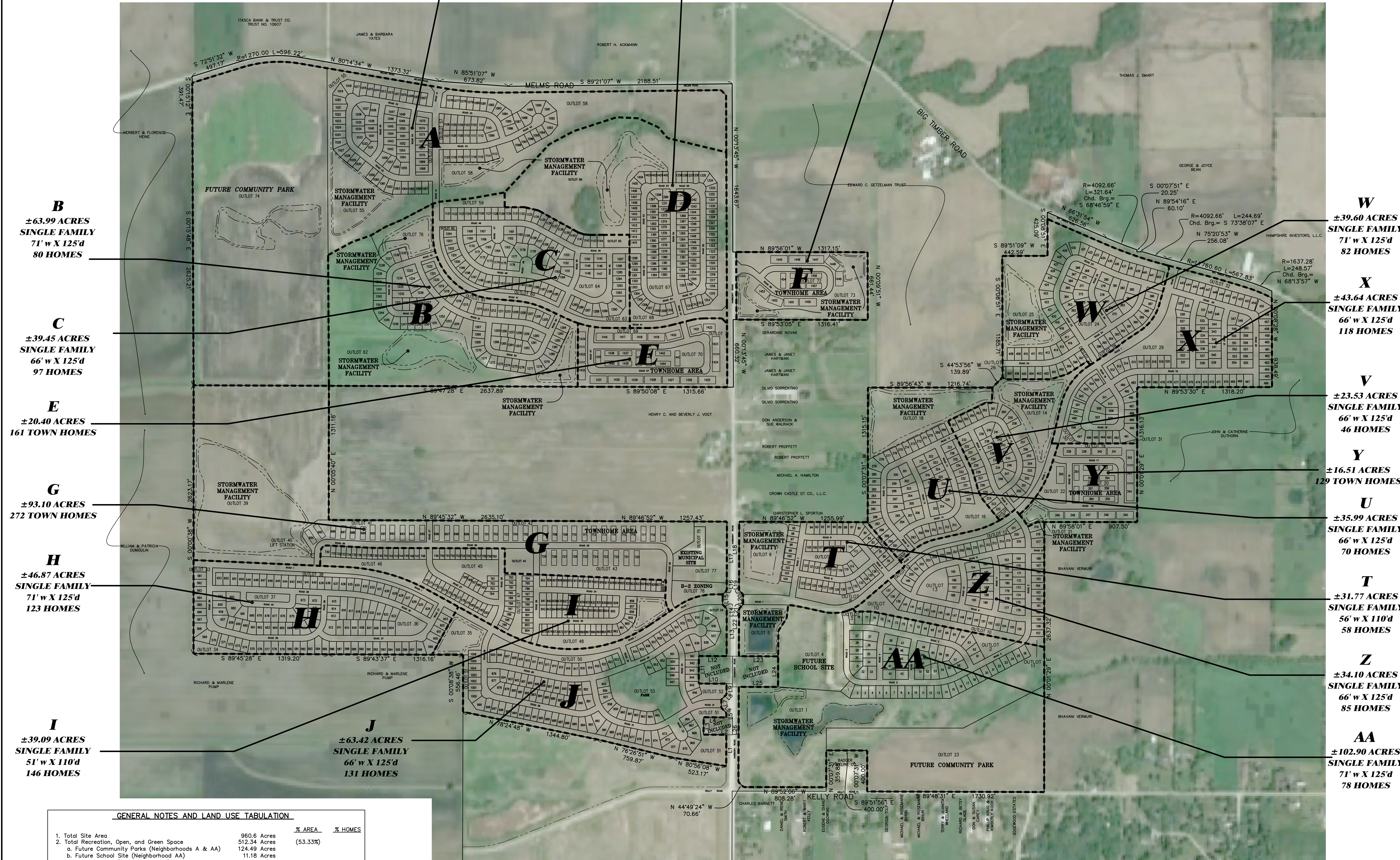
SHEET 1 OF 9



LOCATION MAP

LINE	LENGTH	BEARING
L1	256.86'	N 00°31'00" E
L2	222.04'	N 89°34'30" W
L3	170.00'	N 00°29'21" E
L4	222.14'	S 89°34'30" E
L5	43.78'	S 00°31'00" W
L6	70.71'	S 44°46'52" E
L7	80.00'	N 00°31'00" E
L8	70.71'	S 45°31'00" W
L9	105.80'	S 00°31'00" W
L10	271.39'	N 89°43'33" W
L11	389.00'	N 00°31'00" E
L12	271.83'	S 89°43'33" E
L13	463.59'	S 00°07'54" W
L14	56.57'	S 44°52'00" E
L15	100.00'	N 00°07'54" E
L16	56.57'	S 45°07'54" W
L17	870.52'	S 00°07'54" W
L18	870.44'	N 00°07'54" E
L19	56.57'	N 44°52'00" W
L20	100.00'	N 00°07'54" E
L21	56.57'	N 45°07'54" W
L22	463.59'	N 00°07'54" E
L23	389.00'	S 89°43'33" W
L24	108.56'	S 00°31'00" E
L25	383.64'	N 89°34'30" W
L26	528.52'	N 00°31'00" E

400 200 0
SCALE: 1 INCH = 400 FEET



GENERAL NOTES AND LAND USE TABULATION

	% AREA	% HOMES
1. Total Site Area	960.6 Acres	
2. Total Recreation, Open, and Green Space	512.34 Acres (53.33%)	
a. Future Community Parks (Neighborhoods A & AA)	124.49 Acres	
b. Future School Site (Neighborhood AA)	11.18 Acres	
c. Municipal Site (Neighborhood G)	1.81 Acres	
d. Public Open Space (Floodplain, Buffers, Outlots, SWM)	374.86 Acres	
3. Total Residential Area	298.06 Acres (31.03%)	
a. Single Family (71'x125')	363 Homes (18.27%)	
b. Single Family (66'x125')	661 Homes (33.26%)	
c. Single Family (56'x110')	176 Homes (8.86%)	
d. Single Family (51'x110')	146 Homes (7.35%)	
e. Townhomes	641 Homes (32.26%)	
f. Total Homes	1987 Homes	
4. B-2 Zoning	146.23 Acres (15.43%)	
5. Community Wide Roadway Dedication	2.07 DU/Acre	
6. Gross Density		

SINGLE FAMILY RESIDENTIAL AREA SUMMARY

Neighborhood	# Homes	Planned Lot Size	Average Lot Size (Sq. Ft.)	Max Lot Size (Sq. Ft.)	Min Lot Size (Sq. Ft.)	Median Lot Size (Sq. Ft.)	Total Lot Area (Ac)	Total Lot Area (Ac)	Neighborhood Area (Ac)
A	114	8,250	9,446	13,296	8,250	8,850	1,076,837	24.72	169.56
B	80	8,875	10,266	17,028	8,875	9,581	821,248	18.85	63.99
C	97	8,250	9,785	18,103	8,250	9,021	949,100	21.79	39.45
D	118	6,160	6,888	11,322	6,160	6,670	812,776	18.66	61.93
E	123	8,875	10,157	17,777	8,875	9,075	1,240,369	28.68	46.87
F	146	5,610	6,021	10,015	5,610	6,075	879,115	20.18	39.09
G	131	8,250	9,591	15,871	8,250	8,837	1,256,420	28.84	63.85
H	58	6,160	6,825	9,842	6,160	6,160	383,076	8.79	31.77
I	70	8,250	9,940	14,545	8,250	9,360	695,807	15.97	35.99
J	46	8,250	9,253	12,690	8,250	8,875	425,617	9.77	23.53
K	82	8,875	9,956	15,672	8,875	9,292	816,432	18.74	39.80
L	118	8,250	9,378	18,193	8,250	8,718	1,106,546	25.40	43.84
M	85	8,250	9,558	13,453	8,250	8,940	912,447	18.65	34.10
N	78	8,875	10,231	14,394	8,875	9,732	797,998	18.32	102.90
Total Single Family Homes	1346	8,977	10,193	18,193	8,977	9,732	12,082,788	277.36	796.07

MULTI FAMILY RESIDENTIAL AREA SUMMARY

Neighborhood	# Homes	Neighborhood Area (Ac)
E	161	20.40
F	79	19.48
G	272	92.87
H	123	16.51
Total Multi Family Homes	641	149.26

LOT REQUIREMENTS	51' Single-Family N-I	56' Single-Family N-D N-T	66' Single-Family N-C N-J N-U N-X N-A N-V N-Z	71' Single-Family N-B N-H N-W N-AA
MINIMUM LOT SIZE				
Minimum Lot Width	51'	56'	65'	65'
Minimum Lot Depth	110'	110'	110'	110'
Minimum Lot Area	5,610 Sq.-Ft.	6,160 Sq.-Ft.	8,250 Sq.-Ft.	8,875 Sq.-Ft.
MINIMUM SETBACKS				
Front Yard	25'	25'	25'	25'
Interior Side Yard	7.5'	7.5'	7.5'	7.5'
Corner Side Yard w/ Drive/No Drive	20'/15'	20'/15'	20'/15'	20'/15'
Rear Yard	25'	25'	25'	25'
EXTRA DIMENSIONS & ENCROACHMENTS				
Side Yard Obstruction (Chimney)	3'	3'	3'	3'
Rear Yard Obstruction (Deck)	10'	10'	10'	10'
Minimum Building Heights (As Measured from Finish Floor Elevation)	35'	35'	35'	35'
Front Yard Encroachment (Porch)	5'	5'	5'	5'

TOWNHOME REQUIREMENTS	Front-Loaded Townhomes N-E N-F N-Y	Rear-Loaded Townhomes N-E N-F N-G N-Y
R.O.W. & P.L. SETBACKS		
To Adjacent Property Line	30'	30'
Front to Internal R.O.W.	25'	20'
Side to Internal R.O.W.	25'	20'
BUILDING SETBACKS		
Front to Front	40'	40'
Rear to Rear	50'	60'
Side to Side	20'	20'
Front to Side	50'	40'
Rear to Side	40'	50'
EXTRA DIMENSIONS & ENCROACHMENTS		
Minimum Building Heights (As Measured from Finish Floor Elevation)	37'	37'
Side Yard Obstruction (Stoop)	3'	3'
Rear Yard Obstruction (Deck)	10'	10'
Front Yard Obstruction (Stoop)	5'	5'

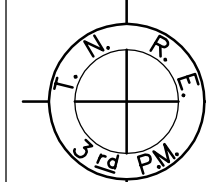
NOTES

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS OF A FOOT.
DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
BUILDING LINES SETBACKS ARE 30' FRONT AND 15' CORNER SIDE UNLESS OTHERWISE NOTED.
ALL WATERMAIN 8" UNLESS NOTED OTHERWISE.
ALL SANITARY SEWERS 8" UNLESS NOTED OTHERWISE.

NOTE:
BOUNDARY SURVEY INFORMATION PER A.L.T.A. LAND TITLE SURVEYS AND PLATS OF SURVEY PREPARED BY MANHARD CONSULTANTS, LTD. ON BEHALF OF PROPERTY OWNER.

LINE LEGEND

--- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
--- LOT LINE/PROPERTY LINE (Solid Line)
--- EXISTING CORPORATE LIMITS OF THE CITY OF NAPERVILLE (Heavy Dashed Line)
--- BUILDING LINE (Long Dashed Lines)
--- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
--- CENTERLINE (Single Dashed Lines)
--- QUARTER SECTION LINE (Double Dashed Lines)
--- SECTION LINE (Triple Dashed Lines)
--- APPROX. SCALED LIMITS OF ZONE A AS SHOWN ON WILL COUNTY FIRM.



PREPARED FOR:
HAMPSHIRE WEST LLC
1751 A WEST DIEHL ROAD
NAPERVILLE, ILLINOIS 60563
(630) 851-5490

PREPARED BY:
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REV: 02-01-23/LAL REV: 02-10-23/LAL



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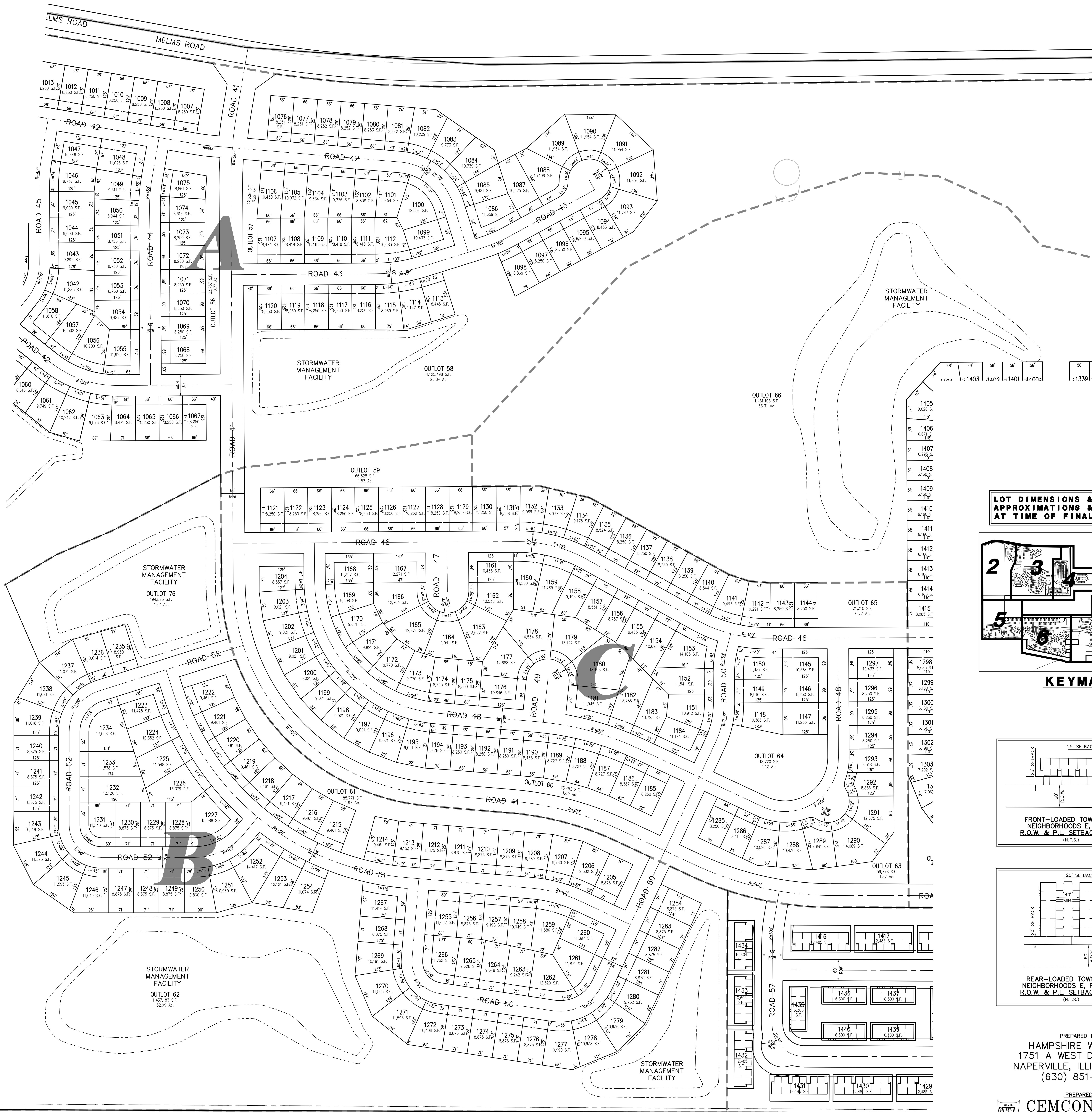
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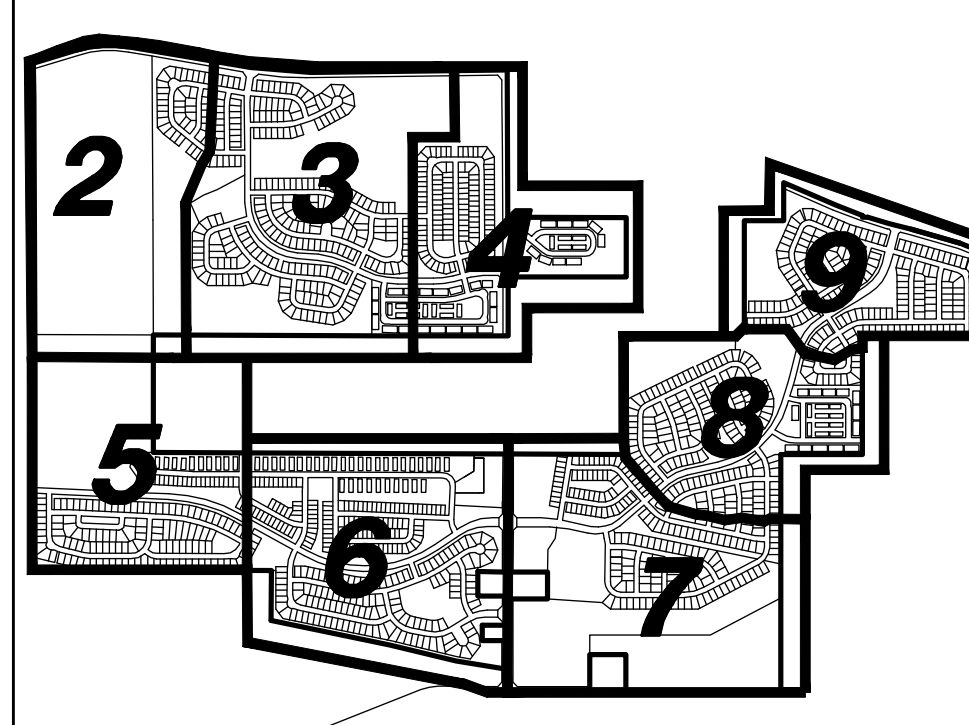
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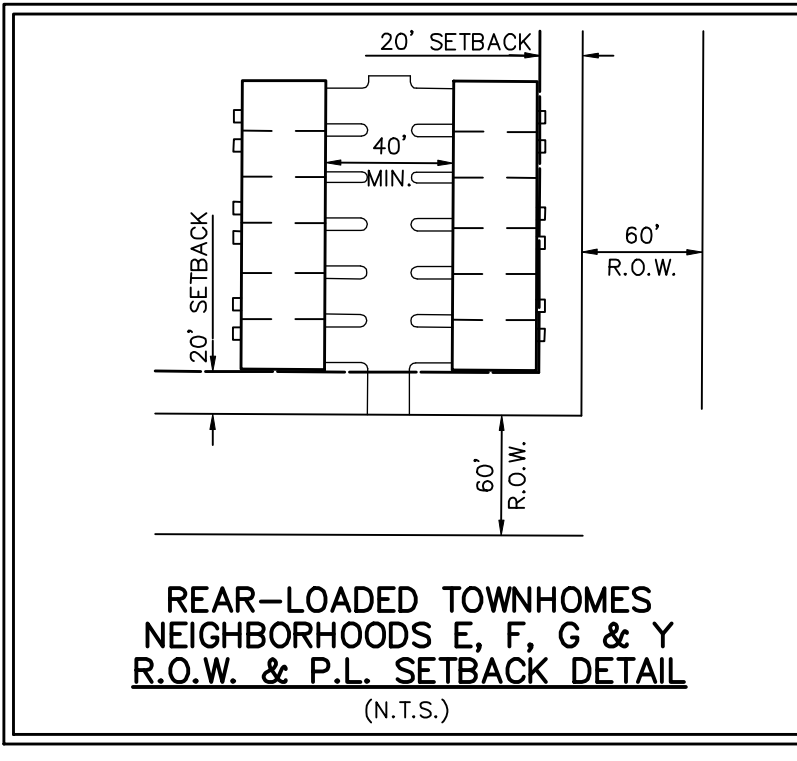
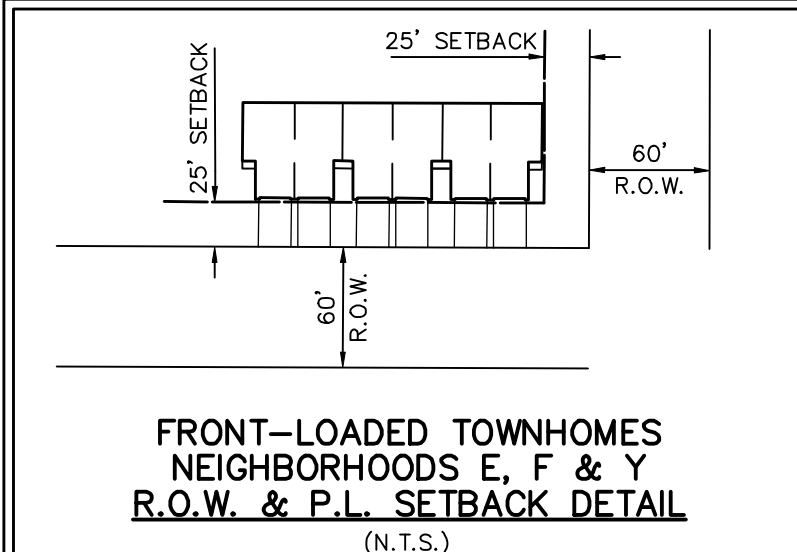
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SCALE: 1 INCH = 100 FEET



LOT DIMENSIONS & AREAS ARE
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KEYMAP



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LEGAL DESCRIPTION

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID WEST HALF; THENCE NORTHERLY ALONG THE EAST LINE OF SAID WEST HALF 99.0 FEET; THENCE SOUTHWESTERLY 139.90 FEET TO A POINT ON THE SOUTH LINE OF SAID WEST HALF THAT IS 99.0 FEET WESTERLY OF THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID SOUTH LINE 99.0 FEET TO THE POINT OF BEGINNING.

AND ALSO:
THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHERLY OF THE CENTER LINE OF BIG TIMBER ROAD,

AND ALSO:
THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHERLY OF THE CENTER LINE OF BIG TIMBER ROAD EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF SAID CENTERLINE OF BIG TIMBER ROAD WITH THE WEST LINE OF SAID EAST HALF; THENCE SOUTHERLY ALONG SAID WEST LINE 654.95 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID WEST LINE 442.58 FEET; THENCE NORTHERLY PARALLEL WITH SAID WEST LINE 424.79 FEET TO SAID CENTER LINE; THENCE NORTHWESTERLY ALONG SAID CENTER LINE 500.0 FEET TO THE POINT OF BEGINNING.

AND ALSO:
THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN HAMPSHIRE TOWNSHIP, KANE COUNTY, ILLINOIS.

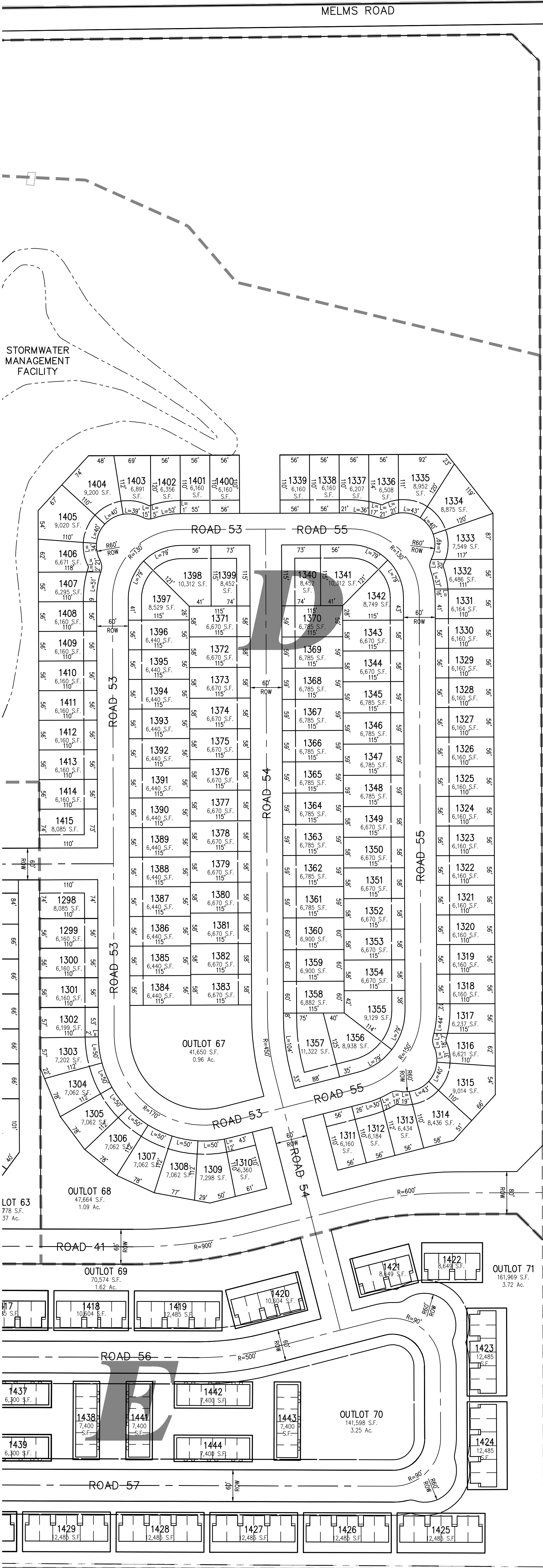
THE EAST HALF OF THE NORTHEAST QUARTER (LYING SOUTHERLY OF THE CENTERLINE OF MELMS ROAD) AND THE EAST HALF OF THE SOUTHEAST QUARTER ALL IN SECTION 8, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

THE NORTHWEST QUARTER (LYING SOUTHERLY OF THE CENTERLINE OF MELMS ROAD) OF SECTION 9; THE WEST HALF OF THE NORTHEAST QUARTER (LYING SOUTHERLY OF THE CENTERLINE OF MELMS ROAD) OF SECTION 9; THE SOUTHWEST QUARTER OF SECTION 9; THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 9; THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9; ALL IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

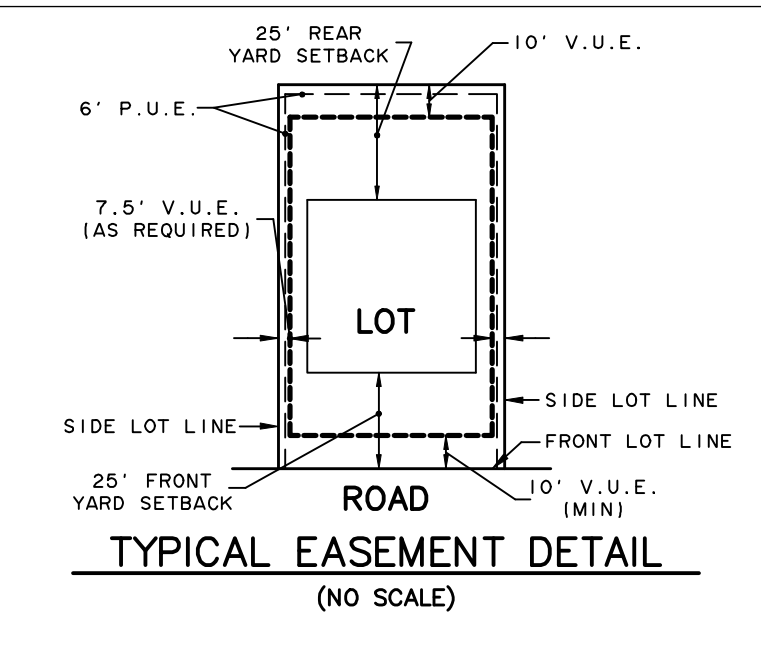
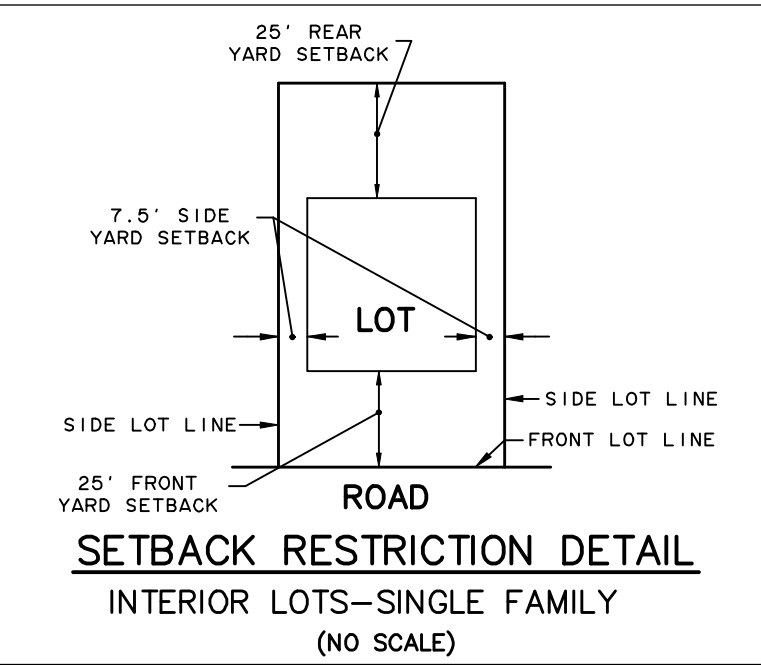
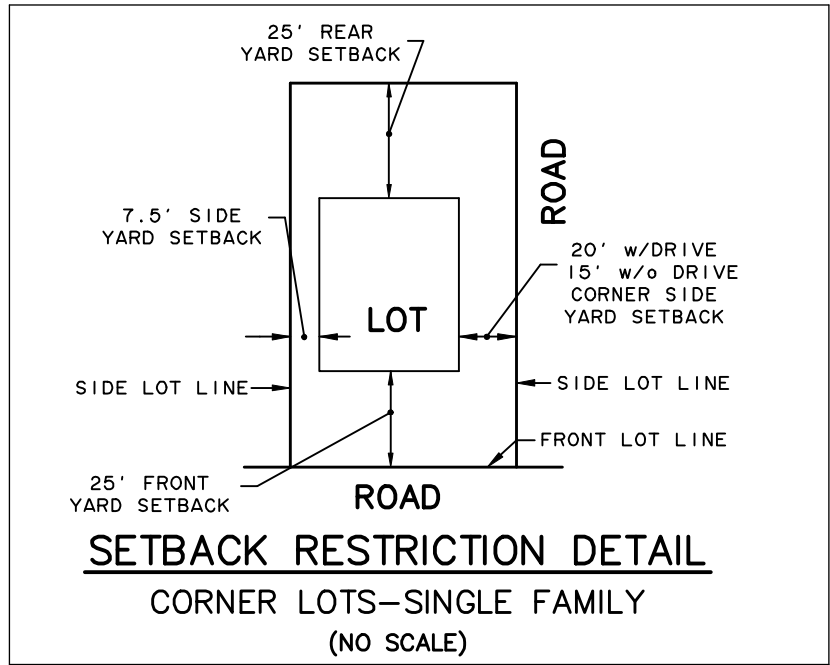
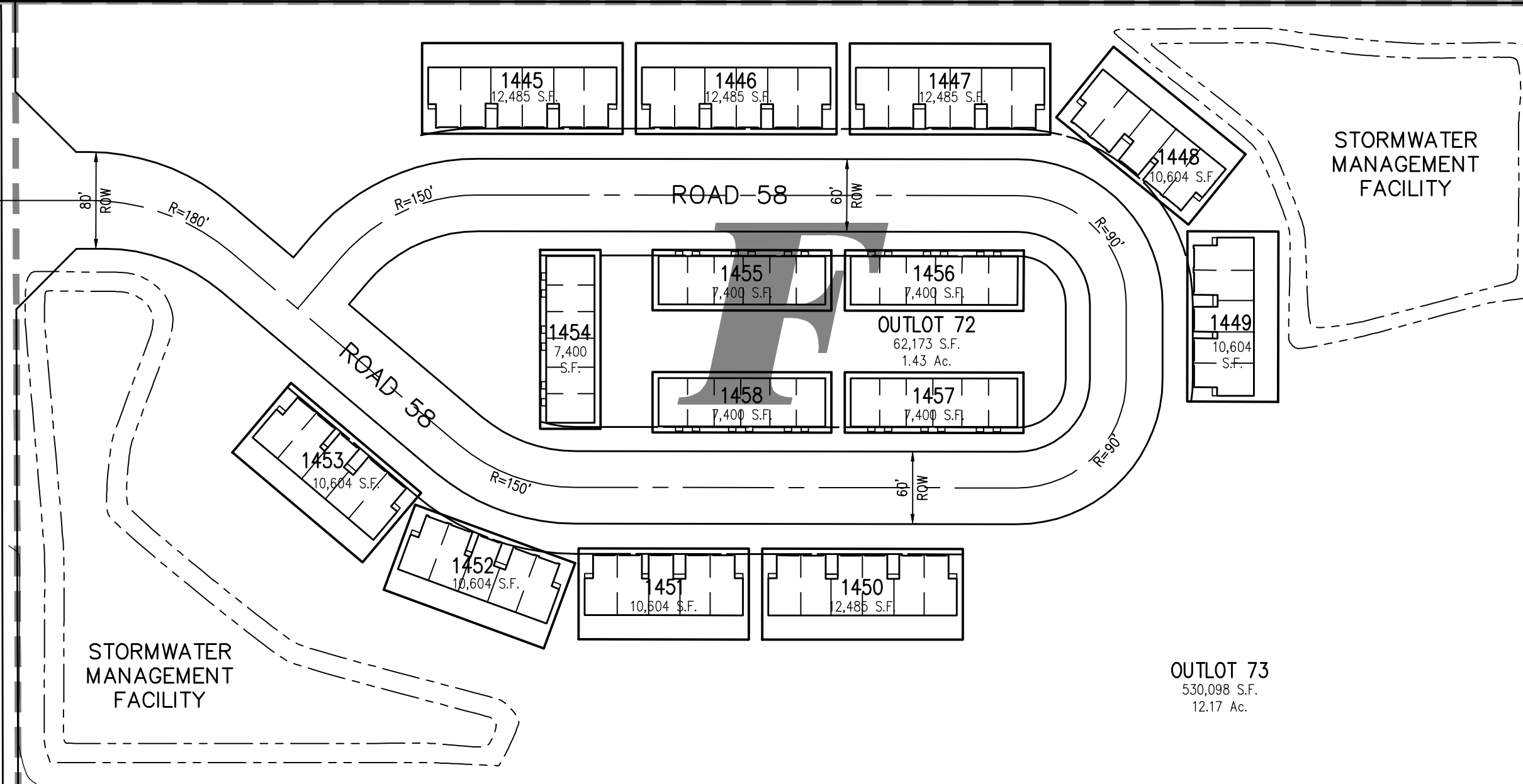
THE SOUTH HALF OF THE NORTHWEST QUARTER (EXCEPT THE EAST 907.50 FEET THEREOF) AND THE NORTH HALF OF THE SOUTHWEST QUARTER (EXCEPT THE EAST 907.50 FEET THEREOF), ALL IN SECTION 15, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 16; THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 16; THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 16; THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16 (EXCEPT THE NORTH 269.00 FEET OF THE EAST 330.00 FEET THEREOF AND ALSO EXCEPTING THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16 THAT IS 269.00 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 10 MINUTES 15 SECONDS WEST (DEED = SOUTH 00 DEGREES 31 MINUTES 14 SECONDS WEST) ALONG SAID EAST LINE 329.28 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 34 MINUTES 39 SECONDS WEST (DEED = NORTH 89 DEGREES 13 MINUTES 40 SECONDS WEST) 281.05 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 21 SECONDS WEST (DEED = SOUTH 00 DEGREES 46 MINUTES 20 SECONDS WEST) 170.00 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 39 SECONDS EAST (DEED = SOUTH 89 DEGREES 13 MINUTES 40 SECONDS EAST) 281.80 FEET TO THE EAST LINE OF SAID WEST HALF; THENCE NORTH 00 DEGREES 10 MINUTES 15 SECONDS EAST (DEED = NORTH 00 DEGREES 31 MINUTES 14 SECONDS EAST) ALONG SAID EAST LINE 170.00 FEET TO THE POINT OF BEGINNING); THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER THENCE SOUTH 89 DEGREES 43 MINUTES 37 SECONDS EAST, 445.00 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 10 MINUTES 14 SECONDS WEST, 298.58 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 35 SECONDS WEST, 445.00 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 10 MINUTES 15 SECONDS EAST, 300.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING) (AND ALSO EXCEPT THE SOUTH 400.00 FEET OF THE EAST 400.00 FEET THEREOF); THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16 (EXCEPT THE SOUTH 231.00 FEET OF THE EAST 1097.00 FEET THEREOF) ALL IN TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS; EXCEPT THAT PART LYING SOUTH OF THE WESTSHORE PIPELINE CO. EASEMENT PER DOC. 750018; ALSO EXCEPTING THEREFROM THAT PORTION LYING WITH THE DEDICATED RIGHT OF WAY OF HARMONY ROAD, ALL IN KANE COUNTY, ILLINOIS.

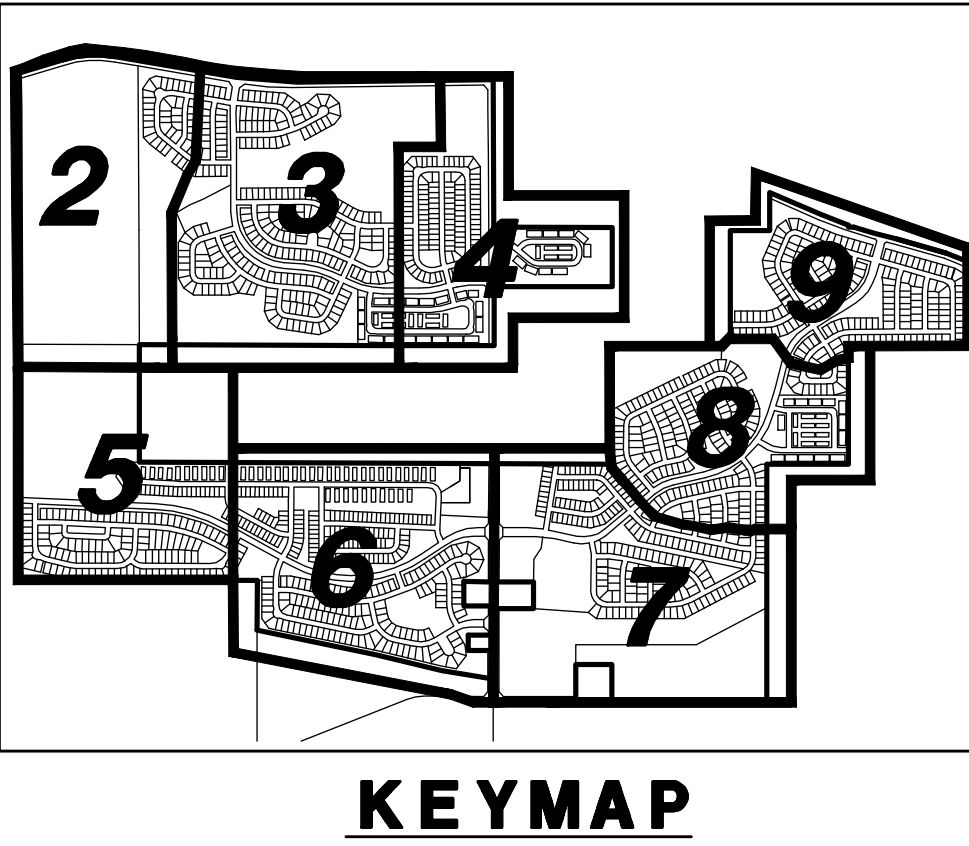
THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.



HARMONY ROAD



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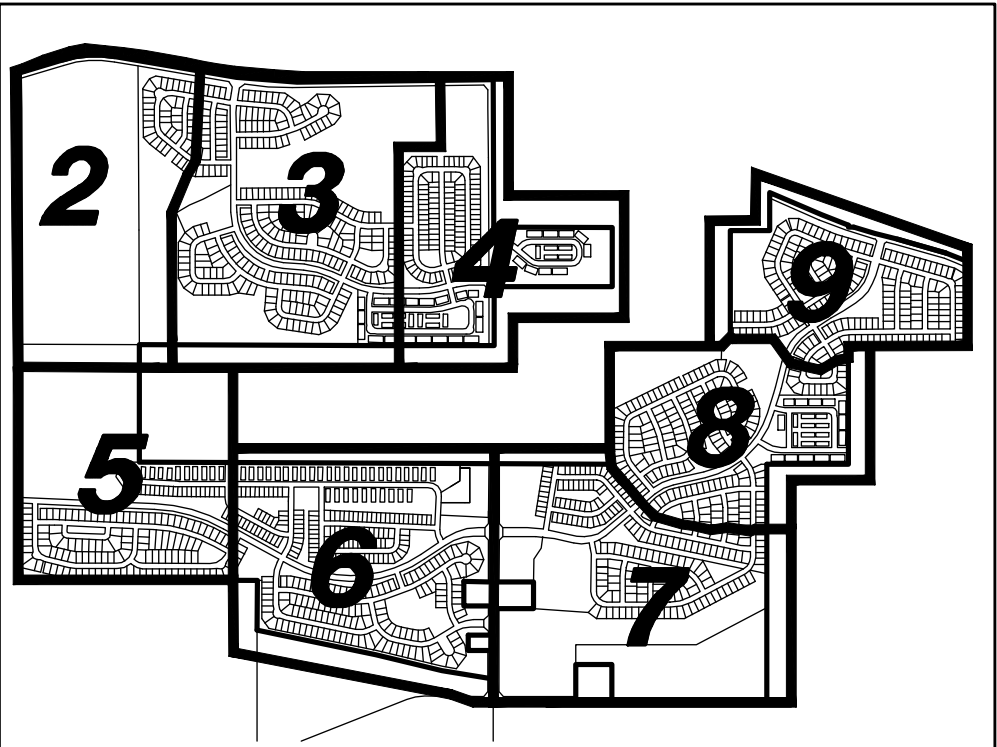
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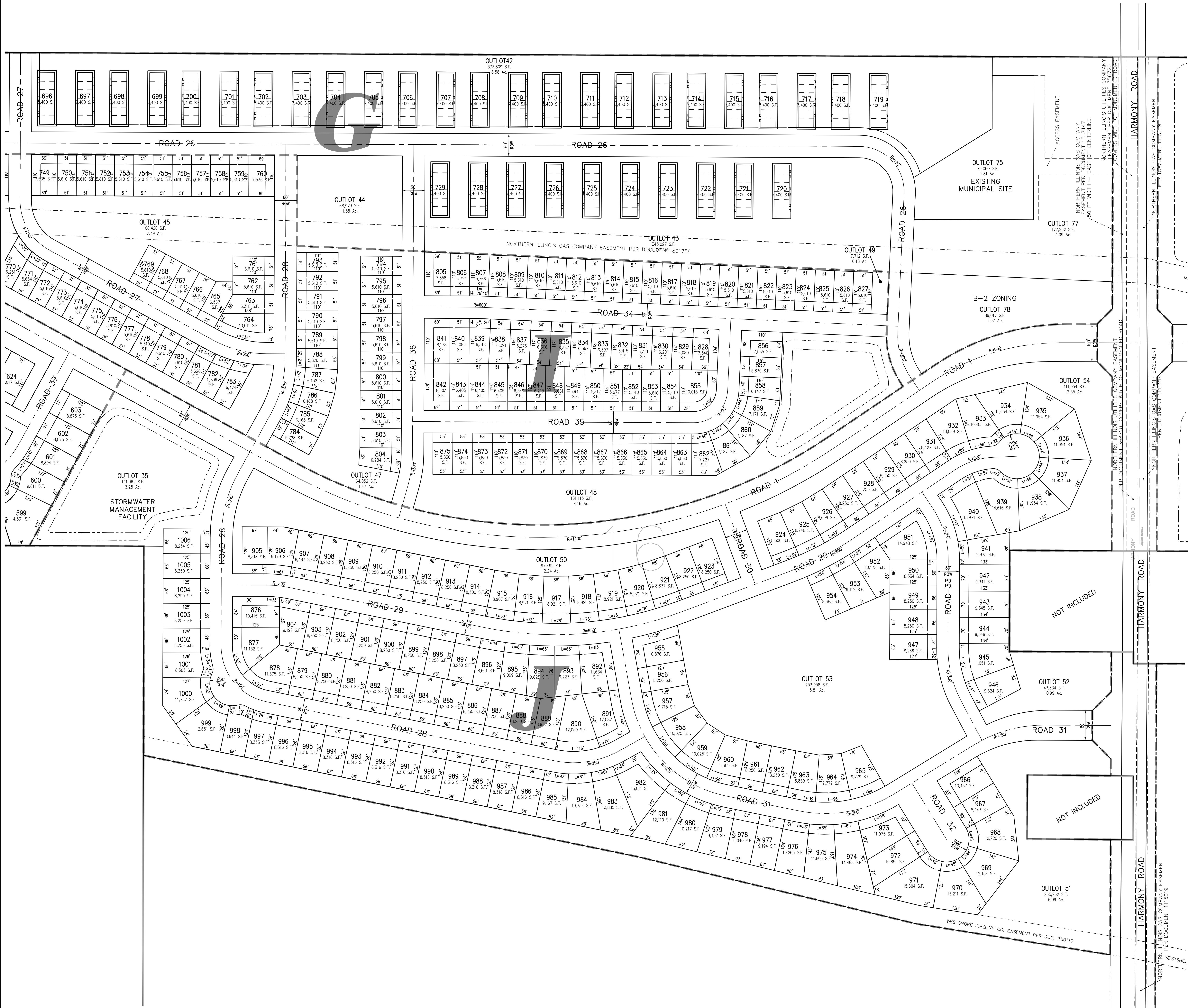
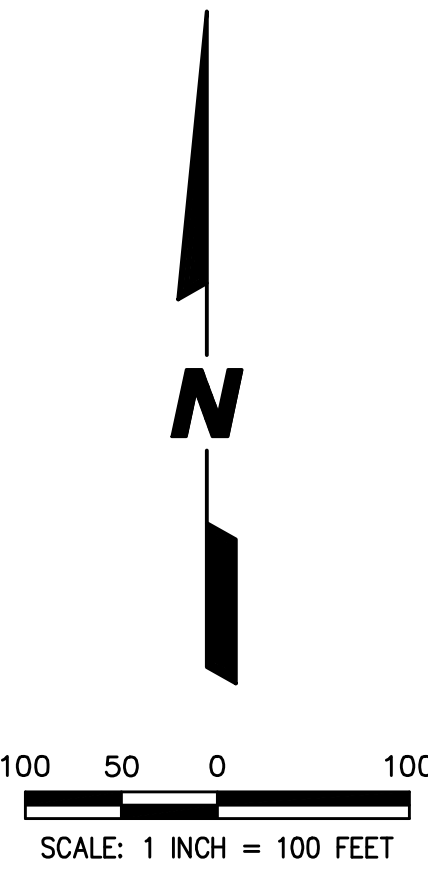


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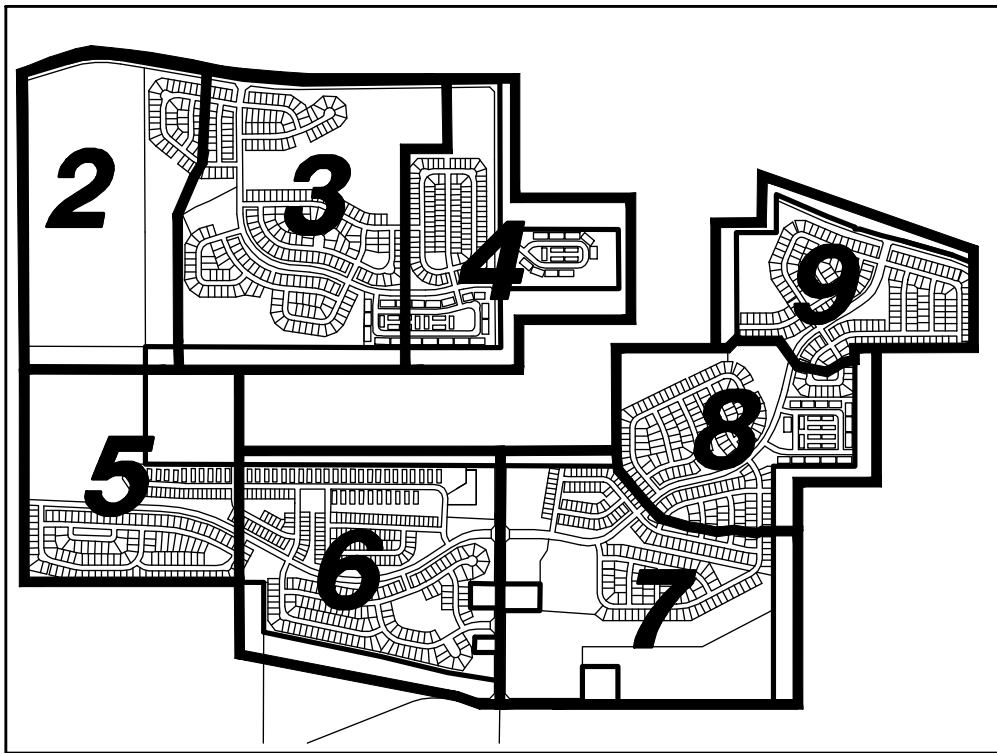
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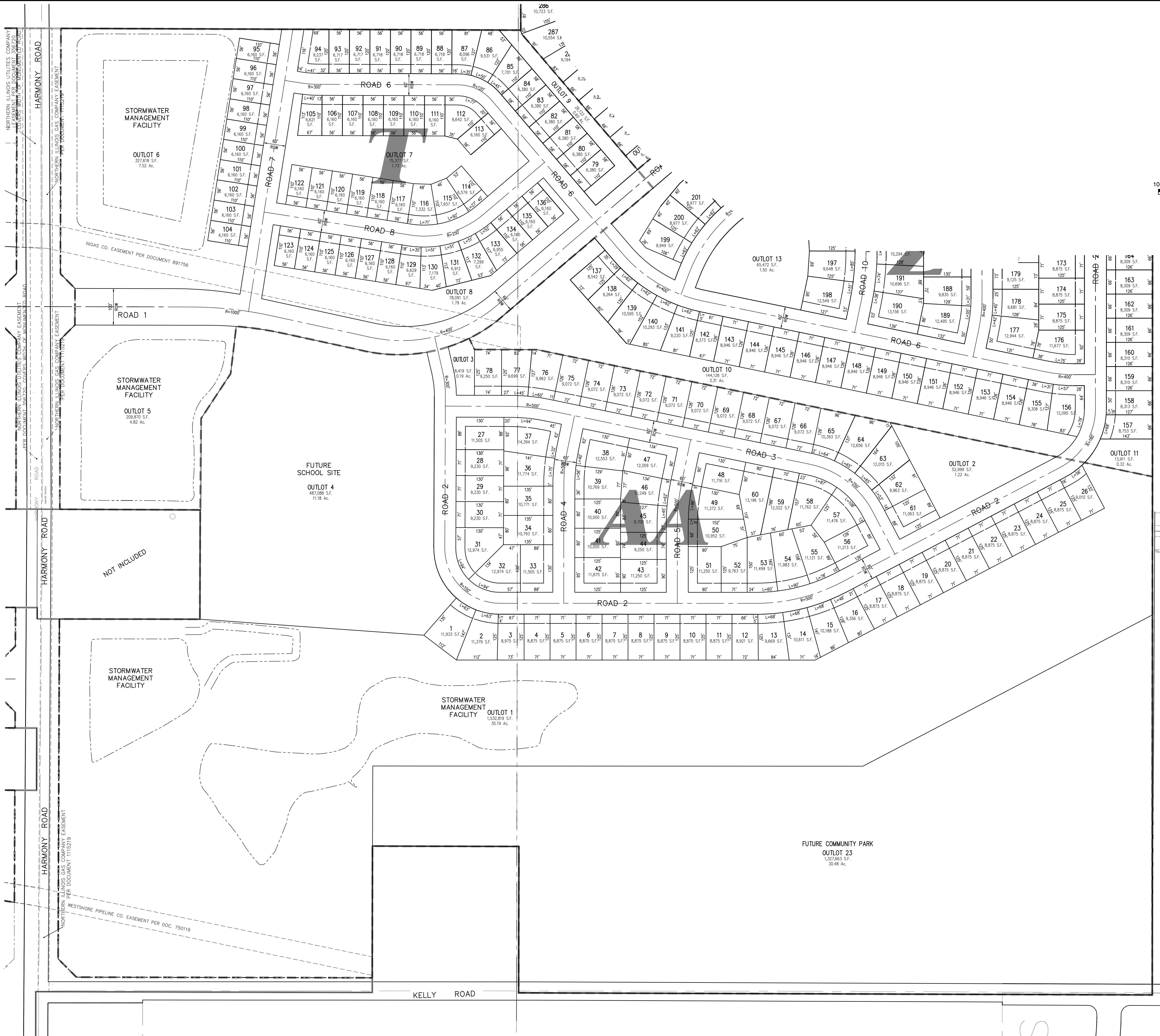
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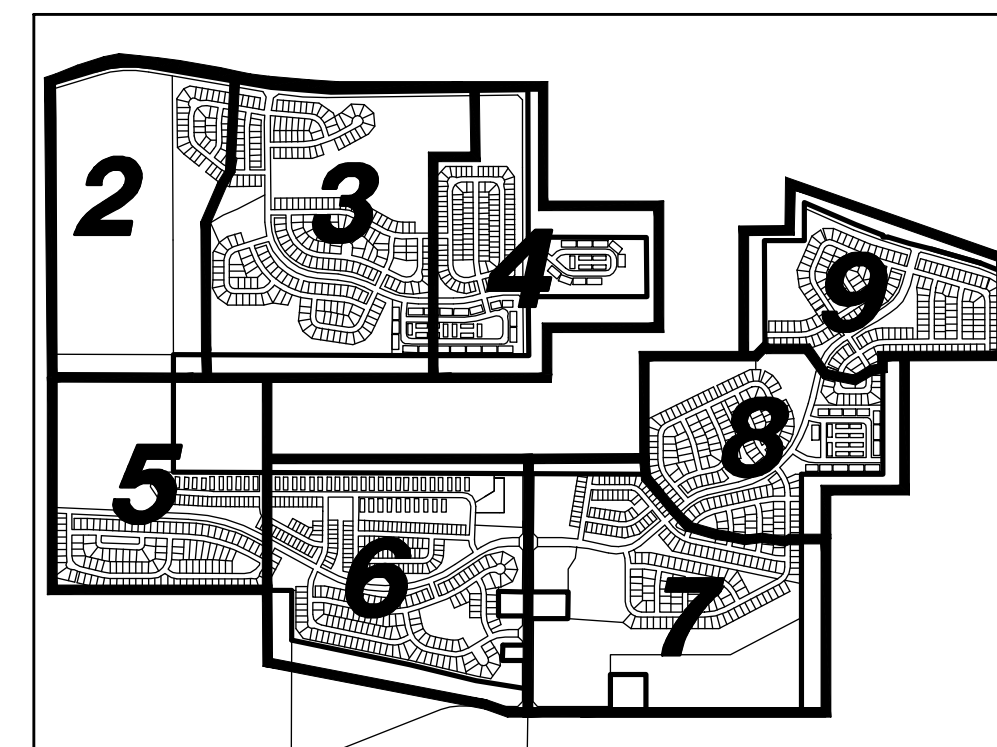
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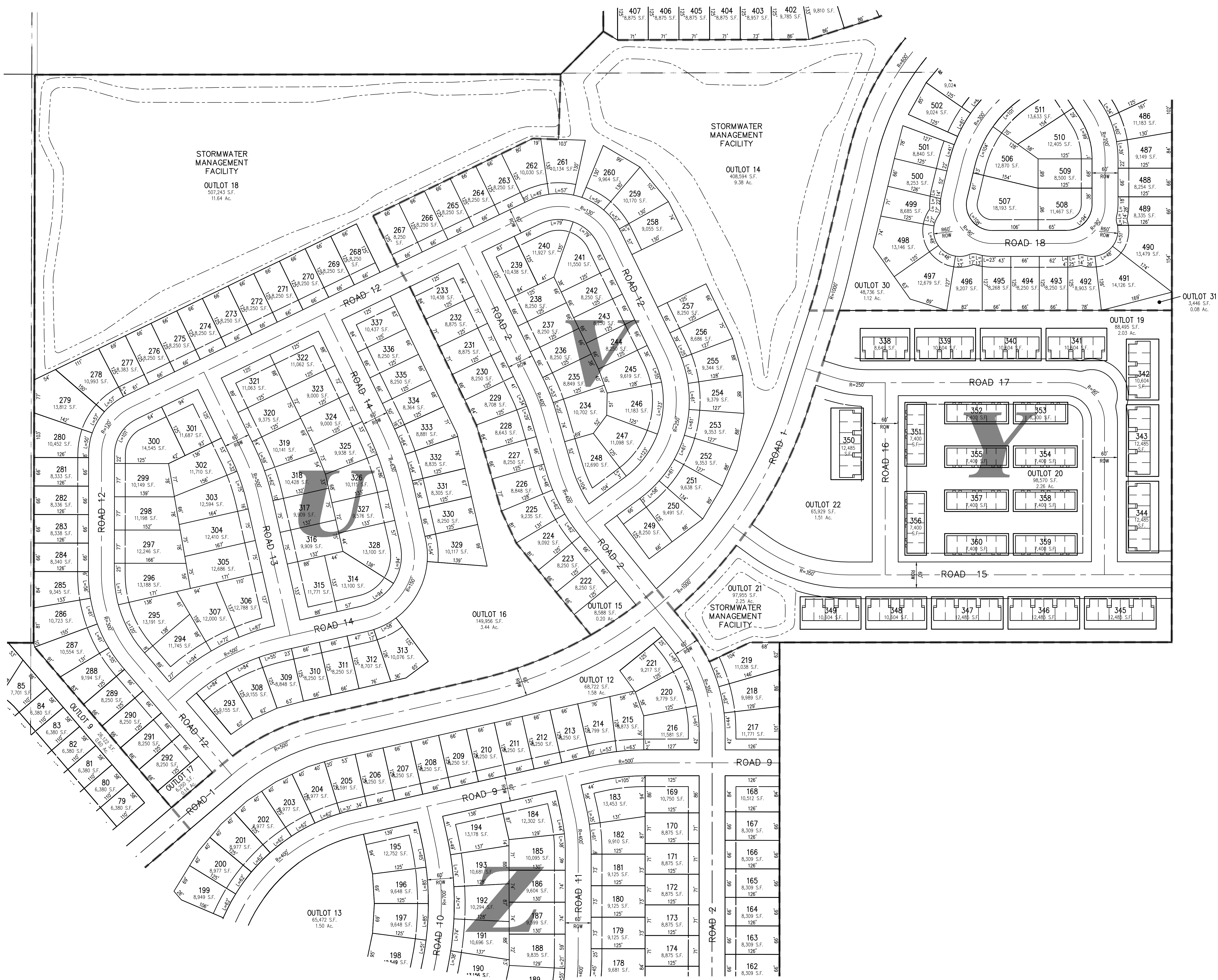
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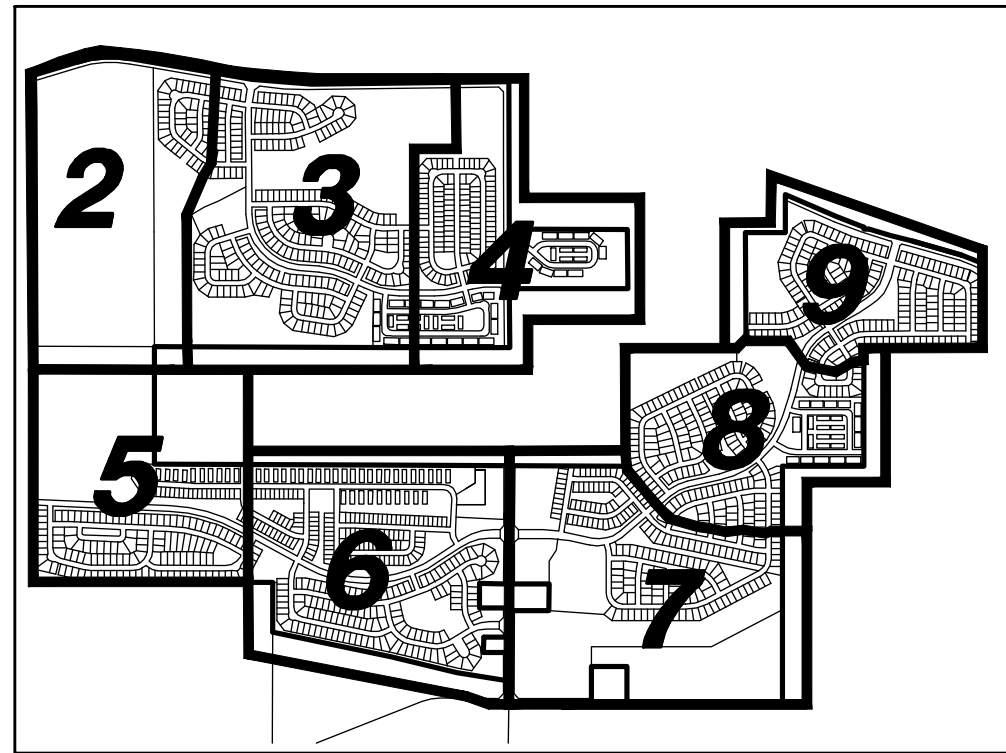
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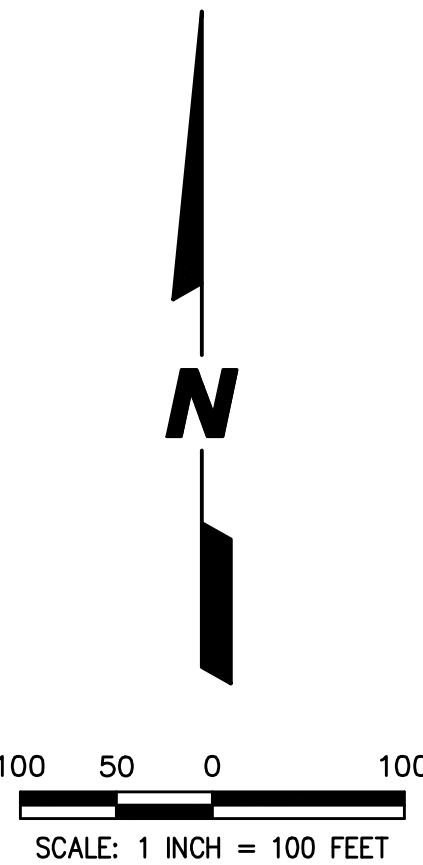
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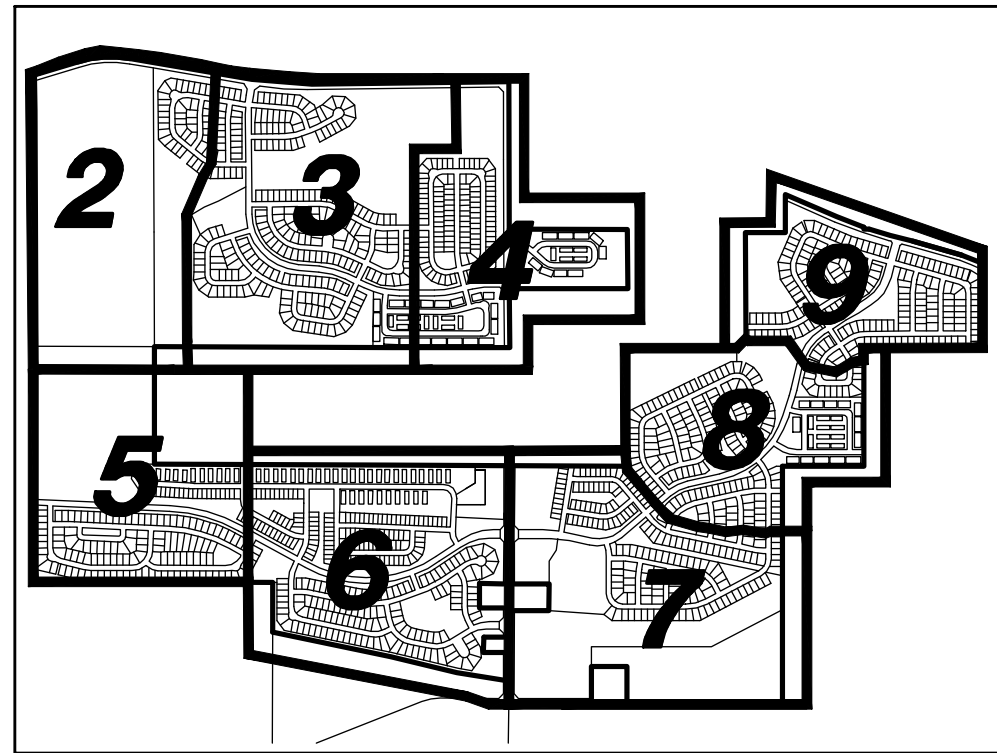
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HAMPSHIRE WEST LLC
1751 A WEST DIEHL ROAD
NAPERVILLE, ILLINOIS 60563
(630) 851-5490

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REV: 02-01-23/LAL



LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.



KEYMAP

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