



LEGAL DESCRIPTION

PARCEL ONE:

LOT 1, BEING THE SOUTHWEST CORNER, ALSO BEING LOT 1 AND IN BLOCK 2 OF A 60-UNIT ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL TWO:

LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 AND 21 IN BLOCK 2 OF A 60-UNIT ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL THREE:

LOT 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 IN BLOCK 2 OF A 60-UNIT ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL FOUR:

LOTS 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200 IN BLOCK 2 OF A 60-UNIT ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

LOCATION MAP

PARCEL FIVE:

LOT 1, BEING THE SOUTHWEST CORNER, ALSO BEING LOT 1 AND IN BLOCK 2 OF A 60-UNIT ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL SIX:

LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 AND 21 IN BLOCK 2 OF A 60-UNIT ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL SEVEN:

LOTS 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 IN BLOCK 2 OF A 60-UNIT ADDITION TO ST. CHARLES, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

LOT DETAIL

SCALE: 1"=50'

LOT EASEMENT DETAIL

SCALE: 1"=50'

SITE DATA

	Summ. Feet	Acres	Percent
Total Area*	1,095,097	27.48	100.00
Public R.O.W.	217,712	5.00	18.24
Private Road	8,015	0.20	0.71
Open Space	415,238	9.33	34.79
Area in Lots	552,242	12.68	46.26

	Lots	Percent	Notes
Total Number of Lots	107	100.00	
42-36' Wide Lots	47	43.93	
43-51' Wide Lots	8	7.48	
48-44' Wide Lots	1	0.93	Lot 27
50-48' Wide Lots	40	37.38	
52-51' Wide Lots	11	10.28	Corners except Lot 27
Orms Density	= 391 D.U./Ac		

	Minimum Lot Size	Typical Lot Size	Average Lot Size	Number of Lots @ 5,000 Sq. Ft. or greater	Minimum Lot Width	Proposed Yards
	~4,452 Sq. Ft. (42 ft x 106 ft) (less 40 sq. ft.)	~4,620 Sq. Ft. (42 ft x 110 ft)	~5,164 Sq. Ft.	~55 (51-47s)	~42 ft	Front: ~20 ft Rear: ~25 ft Exterior Side: ~5 ft and Interior Side: ~15 ft (10 ft for lot 27 only)

Notes:

- * Total Area includes 0.45 Ac. in Ryan Street Storm-water Detention Easement.
- 2 Existing Zoning on subject property is RT-3 PUD and RM-2 PUD.
- 3 Proposed zoning is RT-3 PUD.
- 4 Refer to Engineering Plans for existing and proposed easements, appurtenances & utilities, existing wetland areas, and off-site road improvements.

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