

# PRELIMINARY PLAT OF SUBDIVISION FOR **OAKSTEAD**



400 200 0 400  
SCALE: 1 INCH = 400 FEET

**B**  
±8.494 ACRES  
60' x 130' SFD  
7,800 S.F.  
30 HOMES

**A**  
±15.810 ACRES  
70' x 130' SFD  
9,100 S.F.  
48 HOMES

**C**  
±8.834 ACRES  
60' x 130' SFD  
7,800 S.F.  
35 HOMES

**D**  
±8.049 ACRES  
60' x 130' SFD  
7,800 S.F.  
34 HOMES

**E**  
±5.768 ACRES  
70' x 130' SFD  
9,100 S.F.  
20 HOMES

**F**  
±13.533 ACRES  
21 - 70' x 130' SFD  
9,100 S.F.  
25 - 60' x 130' SFD  
7,800 S.F.  
46 HOMES

**G**  
±8.836 ACRES  
50 DUPLEX HOMES

**H**  
±11.101 ACRES  
60' x 130' SFD  
7,800 S.F.  
41 HOMES

**I**  
±14.581 ACRES  
60' x 130' SFD  
7,800 S.F.  
51 HOMES

**P**  
±11.082 ACRES  
70' x 130' SFD  
9,100 S.F.  
32 HOMES

**Q**  
±11.777 ACRES  
TOWNHOMES  
94 HOMES

**J**  
±24.793 ACRES  
70' x 130' SFD  
9,100 S.F.  
78 HOMES

**S**  
±11.896 ACRES  
53' x 130' SFD  
6,890 S.F.  
ACTIVE ADULT  
46 HOMES

**R**  
±10.448 ACRES  
ACTIVE ADULT  
RANCH TOWNHOMES  
54 HOMES

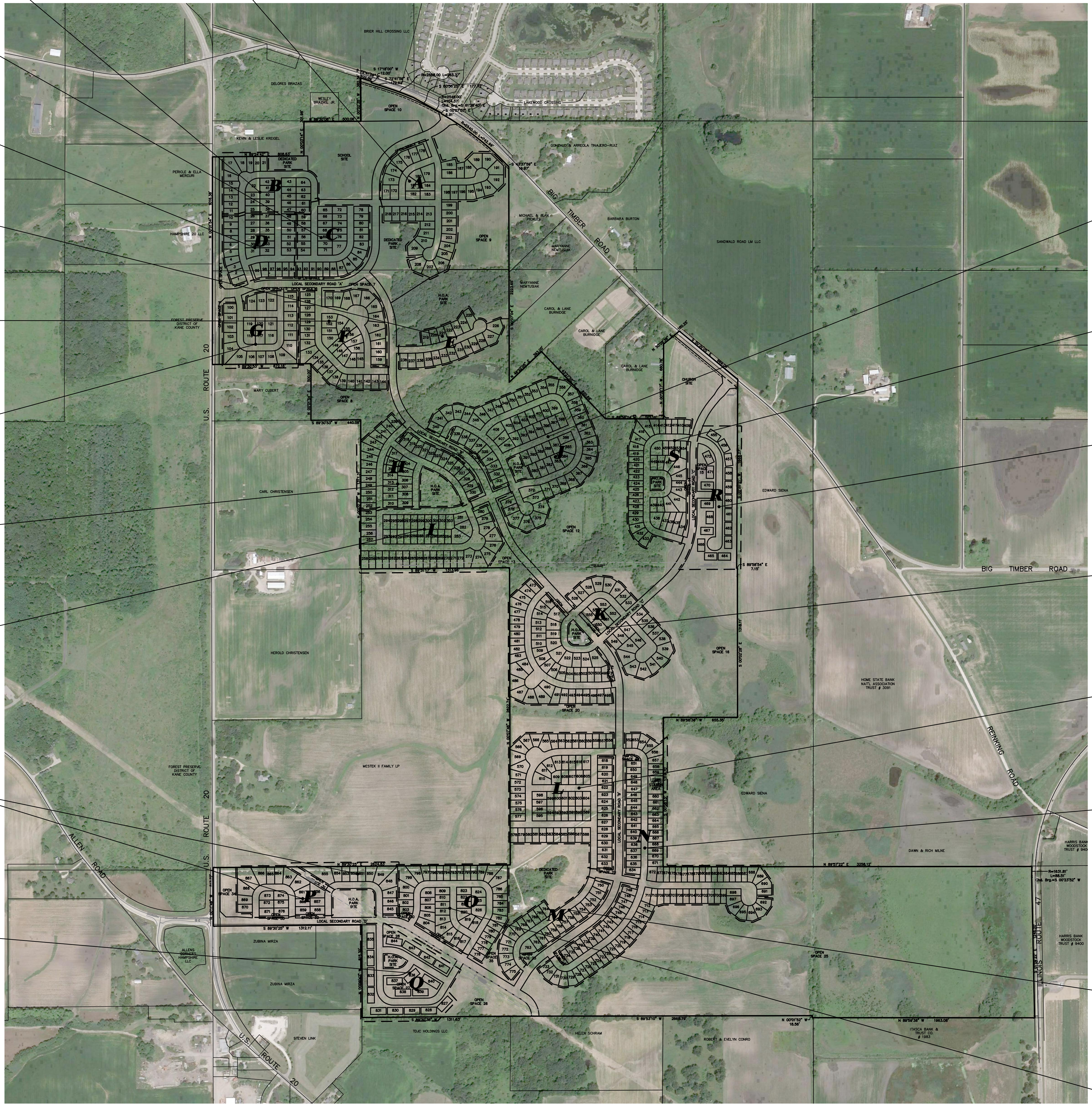
**K**  
±25.952 ACRES  
39 - 70' x 130' SFD  
9,100 S.F.  
44 - 60' x 130' SFD  
7,800 S.F.  
83 HOMES

**L**  
±20.608 ACRES  
60' x 130' SFD  
7,800 S.F.  
78 HOMES

**N**  
±25.963 ACRES  
53' x 130' SFD  
6,890 S.F.  
ACTIVE ADULT  
116 HOMES

**M**  
±7.575 ACRES  
60' x 130' SFD  
7,800 S.F.  
26 HOMES

**O**  
±14.115 ACRES  
60' x 130' SFD  
7,800 S.F.  
51 HOMES



### 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 (Sq. Ft.)	Total Lot Area (Ac.)	Neighborhood Area (Ac.)
A	48	9,100	10,956	16,340	9,100	9,933	525,873	12.07	15,810
B	30	7,800	8,734	17,447	7,800	7,801	262,010	6.01	8,494
C	35	7,800	8,317	13,290	7,800	7,800	291,082	6.68	8,834
D	34	7,800	8,110	10,497	7,800	7,800	275,727	6.33	8,049
E	20	9,100	9,877	13,459	9,099	9,463	197,530	4.53	5,768
F	46	7,800	9,822	15,304	7,800	9,206	451,796	10.37	13,533
G	50	9,700	11,948	18,161	9,715	10,437	296,204	6.80	8,836
H	41	7,800	8,807	12,008	7,800	8,563	361,103	8.29	11,101
I	51	7,800	9,426	16,191	7,800	9,151	480,711	11.04	14,581
J	78	9,100	10,464	15,118	9,100	9,889	816,157	18.74	24,793
K	83	7,800 & 9,100	10,359	15,443	7,800	9,750	859,830	19.74	25,952
L	78	7,800	8,670	14,227	7,329	8,190	676,298	15.53	20,608
M	26	7,800	8,602	12,883	7,800	8,321	223,662	5.13	7,575
N	116	6,890	7,614	12,191	6,630	7,155	883,223	20.28	25,963
O	51	7,800	9,827	19,562	7,800	9,542	490,987	11.27	14,115
P	32	9,100	12,162	25,358	9,100	9,884	389,177	8.93	11,082
Q	46	6,890	8,834	16,831	6,890	8,060	406,351	9.33	11,896
<b>Total Single Family Homes</b>	<b>865</b>		<b>9,563</b>	<b>25,358</b>	<b>6,630</b>	<b>8,563</b>	<b>7,953,330</b>	<b>182.58</b>	<b>247.622</b>

### MULTI FAMILY RESIDENTIAL AREA SUMMARY

Neighborhood	# Homes	Neighborhood Area (Ac.)
Q	94	11.777
R	54	10.448
<b>Total Multi Family Homes</b>	<b>148</b>	<b>22.225</b>

### LINE LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- - - EXISTING CORPORATE LIMITS OF THE VILLAGE OF HAMPSHIRE (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 KANE COUNTY FIRM.
- SECTION CORNER OR QUARTER SECTION CORNER

### OVERALL SITE DATA

LAND USE	UNITS	ACRES	PERCENT
BIG TIMBER ROAD 1/2 R.O.W.	-	1.3	0.23%
ROUTE 20 1/2 R.O.W.	-	3.2	0.57%
LOCAL SECONDARY ROADS/STREETS 66' R.O.W.	-	25.2	4.50%
MINOR ROADS/STREETS 60' R.O.W.	-	59.9	10.71%
OPEN SPACE	-	263.6	47.12%
(PARKS, PIPELINE EASEMENT, STTM AREAS, FLOODPLAIN, PRESERVED AREAS)	-	-	-
LIFT STATION	-	0.5	0.09%
SCHOOL SITE	-	11.0	1.97%
CHURCH SITE	-	6.3	1.13%
<b>TRADITIONAL HOUSING:</b>			
9,100 S.F. LOTS (70'x130')	238	54.9	9.81%
7,800 S.F. LOTS (60'x130')	415	91.1	16.29%
DUPLEXES	50	6.8	1.22%
TOWNHOMES	94	3.7	0.66%
<b>TOTAL TRADITIONAL DWELLING UNITS</b>	<b>797</b>		
<b>ACTIVE ADULT HOUSING:</b>			
6,890 S.F. LOTS (53'x130')	162	29.6	5.29%
RANCH TOWNHOMES	54	2.9	0.52%
<b>TOTAL ACTIVE ADULT DWELLING UNITS</b>	<b>216</b>		
<b>TOTAL</b>	<b>1013</b>	<b>559.4</b>	<b>100.0%</b>

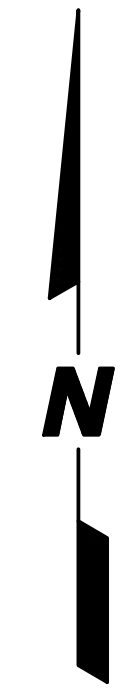
PREPARED FOR:  
HAMPSHIRE EAST, LLC.  
1751A W. DIEHL ROAD  
NAPERVILLE, IL 60563  
(630) 851-5490

PREPARED BY:  
**CEMCON, Ltd.**

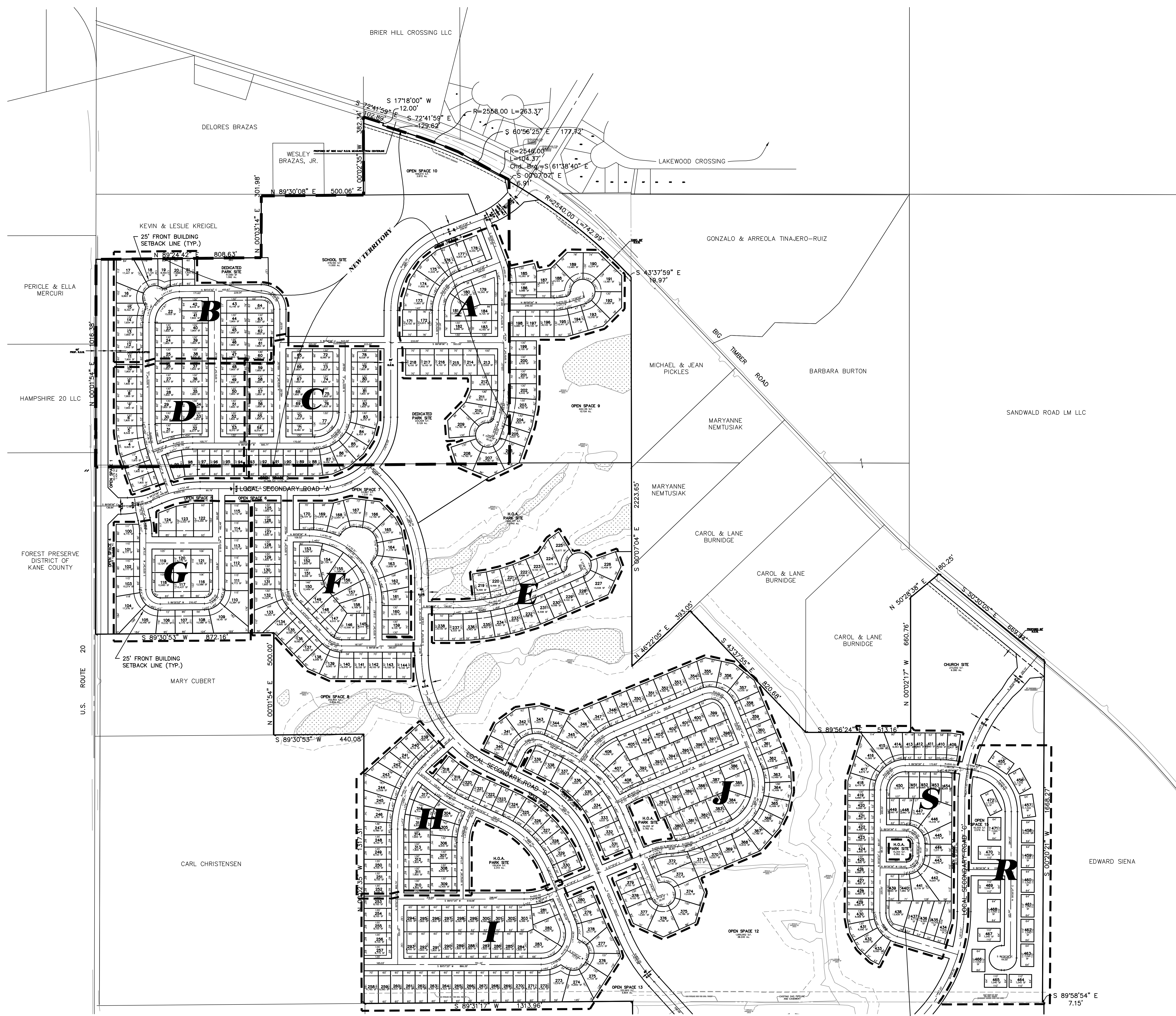
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100  
Aurora, Illinois 60502-9675  
PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 456267 FILE NAME: PREPLAT  
DRAWN BY: DDD FLD. BK. / PG. NO.: BK./PG.  
COMPLETION DATE: 01-15-2021 JOB NO.: 456.267  
XREF: LOT/CALC, TOPO 2020 PROJECT MANAGER: DRG  
REVISED: 03/12/2021/DDD UPDATE UNIT COUNT  
REVISED: 03/15/2021/DDD

# PRELIMINARY PLAT OF SUBDIVISION FOR **OAKSTEAD**



200 100 0 200  
SCALE: 1 INCH = 200 FEET



**SEE SHEET 3**

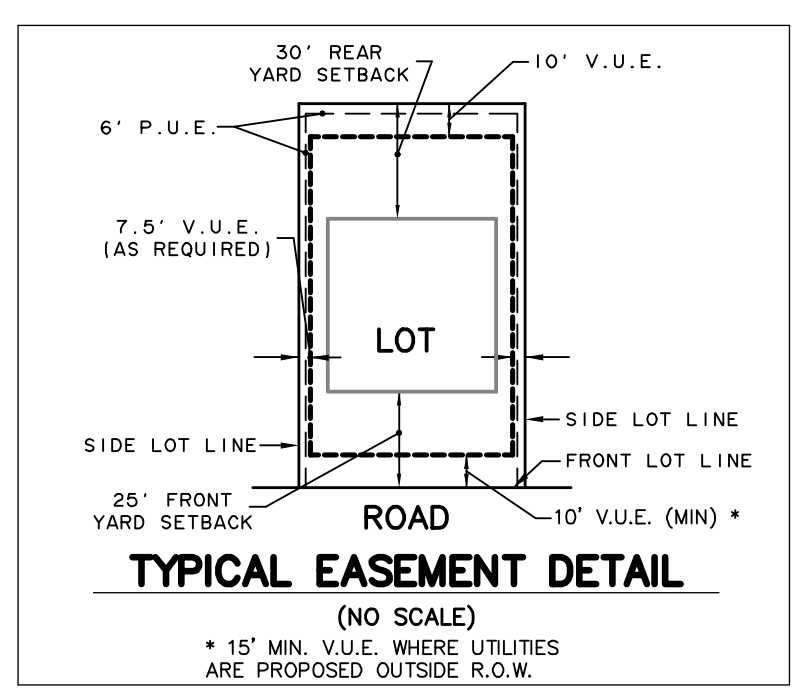
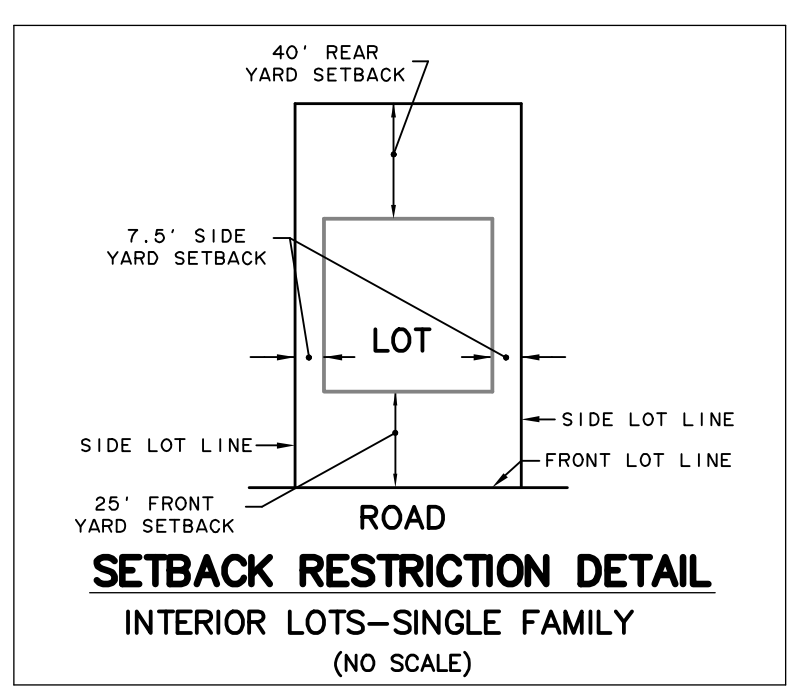
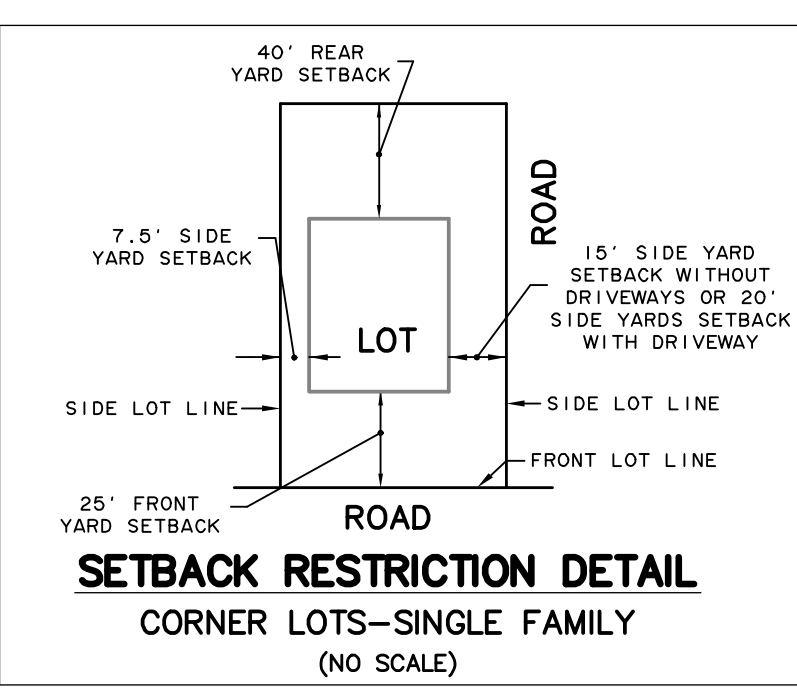
- NOTES:**
1. PROPOSED R.O.W.'S SHALL BE 60' WIDE UNLESS OTHERWISE NOTED.
  2. LOT NUMBERING FOR PARKS AND OPEN SPACES TO BE DETERMINED AT TIME OF FINAL PLAT.

= EXISTING WETLANDS

= FLOODPLAIN LIMITS

= WETLAND BUFFER

= LIMITS OF NEW TERRITORY TO BE ANNEXED TO THE VILLAGE OF HAMPSHIRE



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

PREPARED FOR:  
**HAMPSHIRE EAST, LLC.**  
1751A W. DIEHL ROAD  
NAPERVILLE, IL 60563  
(630) 851-5490

PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100  
Aurora, Illinois 60502-9675  
PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 456267 FILE NAME: PREPLAT  
DRAWN BY: DDD FLD. BK. / PG. NO.: BK./PG.  
COMPLETION DATE: 01-15-2021 JOB NO.: 456.267  
XREF: LOTCALC, TOPO 2020 PROJECT MANAGER: DRG  
REVISED: 03/12/2021/ODD

# PRELIMINARY PLAT OF SUBDIVISION FOR **OAKSTEAD**

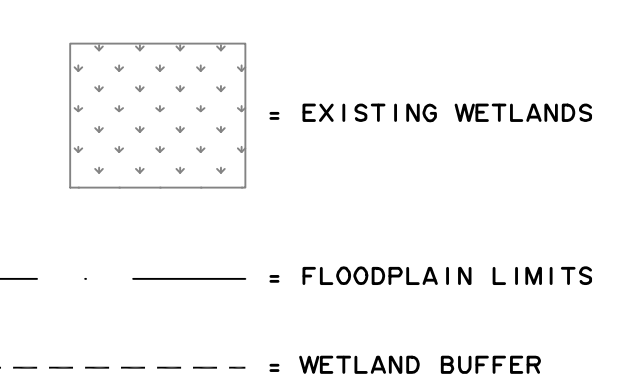


200 100 0 200  
SCALE: 1 INCH = 200 FEET

SEE SHEET 2

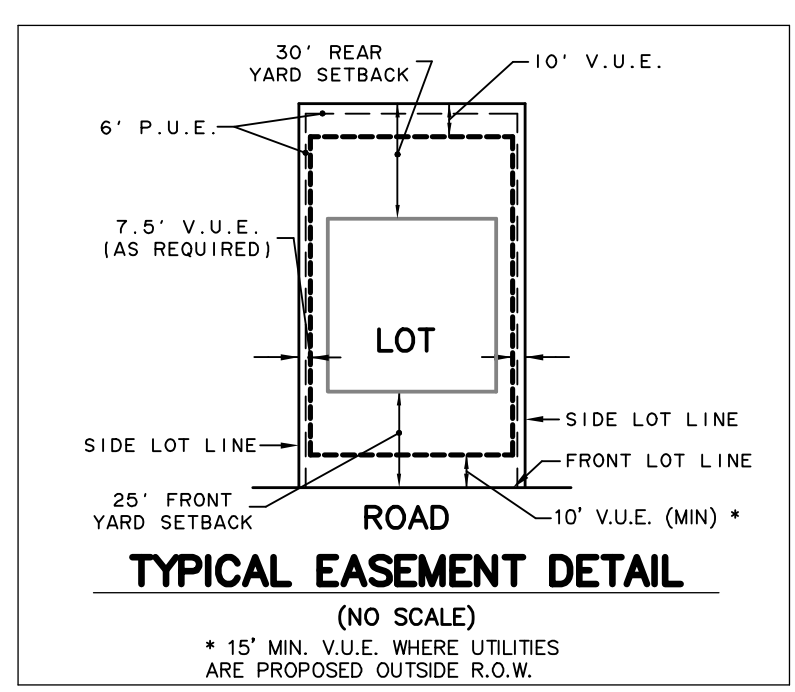
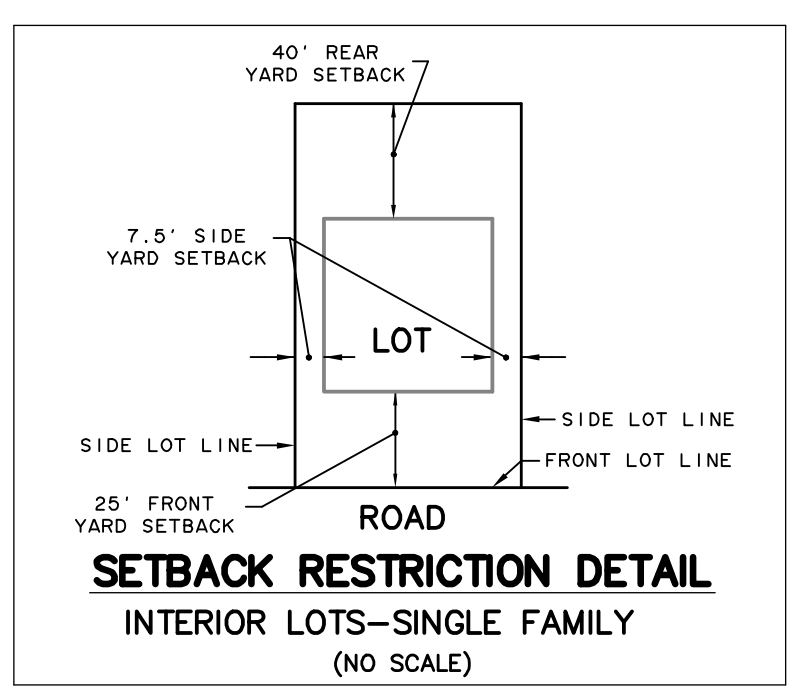
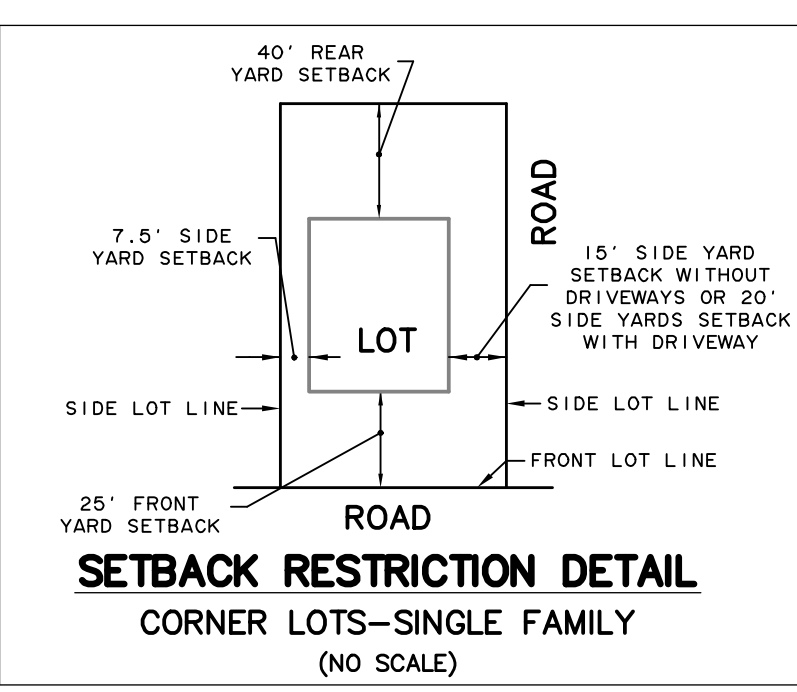


SEE SHEET 4



- NOTES:**
1. PROPOSED R.O.W.'S SHALL BE 60' WIDE UNLESS OTHERWISE NOTED.
  2. LOT NUMBERING FOR PARKS AND OPEN SPACES TO BE DETERMINED AT TIME OF FINAL PLAT.

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



PREPARED FOR:  
**HAMPSHIRE EAST, LLC.**  
1751A W. DIEHL ROAD  
NAPERVILLE, IL 60563  
(630) 851-5490

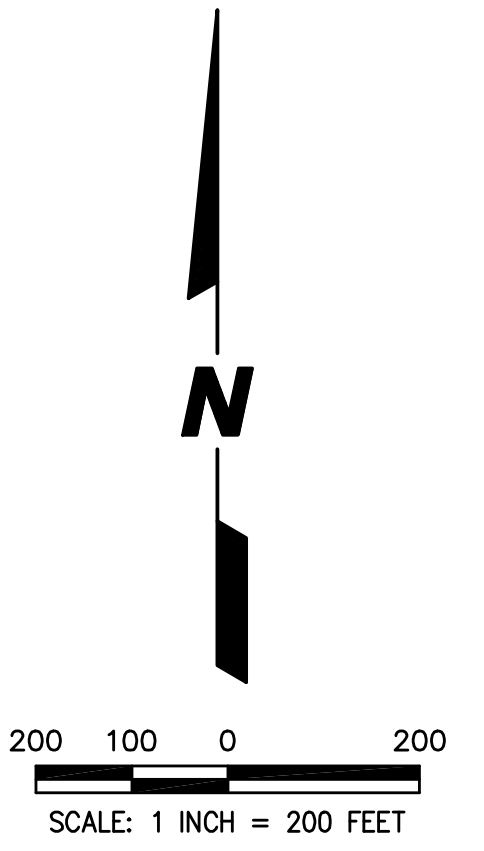
PREPARED BY:  
**CEMCON, Ltd.**

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

DISC NO.: 456267 FILE NAME: PREPLAT  
DRAWN BY: DDD FLD. BK. / PG. NO.: BK./PG.  
COMPLETION DATE: 01-15-2021 JOB NO.: 456.267  
XREF: LOT/CALC, TOPO 2020 PROJECT MANAGER: DRG  
REVISED: 03/12/2021/ODD

DRAWING PATH: P:\2021\202103\OAK\SUBDIVISION\PRELIMINARY\PRELIM.PLT

# PRELIMINARY PLAT OF SUBDIVISION FOR **OAKSTEAD**



BULK STANDARDS - ATTACHED SINGLE FAMILY - TRADITIONAL TOWNHOMES	
PLANNING ELEMENT	PROPOSED
MINIMUM LOT SIZE	N/A
MINIMUM LOT WIDTH	N/A
MAXIMUM LOT COVERAGE	N/A
MAXIMUM BUILDING COVERAGE	N/A
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM FLOOR AREA RATIO	N/A
<b>SETBACKS</b>	
FRONT TO R.O.W.	25'
SIDE TO R.O.W.	15'
SIDE TO ADJACENT LOT LINE	20'
REAR TO ADJACENT LOT LINE	30'
<b>BUILDING SEPARATIONS</b>	
FRONT TO FRONT	50'
FRONT TO SIDE	35'
SIDE TO SIDE	20'
SIDE TO REAR	40'
REAR TO REAR	50'
GARAGE TO GARAGE	60'

**ALLOWABLE ENCROACHMENTS:**

- FRONT PORCHES AND COVERED STOOPS MAY PROTRUDE UP TO 5' INTO THE MINIMUM SEPARATION BETWEEN BUILDINGS.
- PATIOS, DECKS, BALCONIES AND THREE-SEASON ROOMS MAY PROTRUDE UP TO 10' INTO THE MINIMUM SEPARATION BETWEEN BUILDINGS.
- SIDE ENTRY WAYS MAY PROTRUDE UP TO 5' INTO THE MINIMUM SEPARATION BETWEEN BUILDINGS.
- FRONT ENTRY STAIRS MAY PROTRUDE UP TO 10' INTO THE MINIMUM SEPARATION BETWEEN BUILDINGS.
- AIR CONDITIONING UNITS, BAY WINDOWS, CHIMNEYS, FIREPLACES, EAVES AND OPEN PORCHES MAY PROTRUDE UP TO 26" IN THE REQUIRED SIDE YARD.

BULK STANDARDS - 2-FAMILY RESIDENCES - 85' WIDE LOTS		
PLANNING ELEMENT	PROPOSED	NOTES
MINIMUM LOT SIZE	9,775 S.F.	
MINIMUM LOT WIDTH	85'	100' Minimum per Hampshire R-3 Code
MINIMUM LOT DEPTH	115'	
MAXIMUM IMPERVIOUS SURFACE COVERAGE	0.56	Assumes 4,260 s.f. building, 200 s.f. patio, 81 s.f. service walk, 850 s.f. driveway
MAXIMUM BUILDING COVERAGE	44%	Assumes 4,260 s.f. building foundation
MAXIMUM FLOOR AREA RATIO	0.5	Maximum per Hampshire Code
MINIMUM GROUND FLOOR AREA	900 S.F.	Minimum per Hampshire code for two story dwelling
MAXIMUM BUILDING HEIGHT	30' or 2 1/2 STORIES	Minimum per Hampshire code for one story dwelling without cellar
<b>SETBACKS</b>		
FRONT	25'	Minimum per Hampshire code
SIDE CORNER	15'	12' Minimum per Hampshire R-3 code
SIDE - INTERIOR	7'	10' Minimum per Hampshire R-3 Code
REAR	30'	40' Minimum per Hampshire Code

**ALLOWABLE ENCROACHMENTS:**

- FRONT PORCHES AND COVERED STOOPS MAY PROTRUDE UP TO 5' INTO THE MINIMUM SEPARATION BETWEEN BUILDINGS.
- PATIOS, DECKS, AND THREE-SEASON ROOMS MAY PROTRUDE UP TO 10' INTO THE MINIMUM SEPARATION BETWEEN BUILDINGS.
- SIDE ENTRY WAYS MAY PROTRUDE UP TO 5' INTO THE MINIMUM SEPARATION BETWEEN BUILDINGS.
- FRONT ENTRY STAIRS MAY PROTRUDE UP TO 10' INTO THE MINIMUM SEPARATION BETWEEN BUILDINGS.
- AIR CONDITIONING UNITS, BAY WINDOWS, CHIMNEYS, FIREPLACES, EAVES AND OPEN PORCHES MAY PROTRUDE UP TO 26" IN THE REQUIRED SIDE YARD.

BULK STANDARDS - DETACHED SINGLE FAMILY - 63' WIDE LOTS		
PLANNING ELEMENT	PROPOSED	NOTES
MINIMUM LOT SIZE	6,890 S.F.	12,000 S.F. Minimum per Hampshire R-2 Code
MINIMUM LOT WIDTH	53'	100' Minimum per Hampshire R-2 Code
MINIMUM LOT DEPTH	130'	
MAXIMUM IMPERVIOUS SURFACE COVERAGE	54%	Assumes 3,075 S.F. building, 100 S.F. patio, 56 S.F. service walk, 425 S.F. driveway
MAXIMUM BUILDING COVERAGE	45%	Assumes 3,075 S.F. building foundation
MAXIMUM FLOOR AREA RATIO	0.5	Maximum per Hampshire Code
MINIMUM GROUND FLOOR AREA	1,200 S.F.	Minimum per Hampshire code for one story dwelling without cellar
MAXIMUM BUILDING HEIGHT	30' or 2 1/2 STORIES	Maximum per Hampshire Code
<b>SETBACKS</b>		
FRONT	25'	30' Minimum per Hampshire R-2 Code
SIDE CORNER	15'	Minimum per Hampshire code
SIDE - INTERIOR	6'	10' Minimum per Hampshire R-2 code
REAR	30'	40' Minimum per R-2 Hampshire Code

**ALLOWABLE ENCROACHMENTS:**

- PORCHES AND COVERED STOOPS SHALL BE ALLOWED TO PROTRUDE 5' INTO THE REQUIRED FRONT YARD.
- PATIOS, DECKS, AND THREE-SEASON ROOMS SHALL BE ALLOWED WITHIN THE REQUIRED REAR YARD SETBACK UP TO 10' OF THE PROPERTY LINE.
- AIR CONDITIONING UNITS, BAY WINDOWS, CHIMNEYS, FIREPLACES, EAVES AND OPEN PORCHES MAY PROTRUDE UP TO 26" IN THE REQUIRED SIDE YARD.

BULK STANDARDS - DETACHED SINGLE FAMILY - 70' WIDE LOTS		
PLANNING ELEMENT	PROPOSED	Notes
MINIMUM LOT SIZE	9,100 S.F.	12,000' Minimum per Hampshire R-2 Code
MINIMUM LOT WIDTH	70'	100' Minimum per Hampshire R-2 Code
MINIMUM LOT DEPTH	130'	
MAXIMUM IMPERVIOUS SURFACE COVERAGE	50%	Assumes 3,750 s.f. building, 100 s.f. patio, 57 s.f. service walk, 586 s.f. driveway
MAXIMUM BUILDING COVERAGE	42%	Assumes 3,750 s.f. building foundation
MAXIMUM FLOOR AREA RATIO	0.5	Maximum per Hampshire Code
MINIMUM GROUND FLOOR AREA	900 S.F.	Minimum per Hampshire code for two story dwelling
MAXIMUM BUILDING HEIGHT	30' or 2 1/2 STORIES	Maximum per Hampshire Code
<b>SETBACKS</b>		
FRONT	25'	30' Minimum per Hampshire R-2 Code
SIDE CORNER	15'	Minimum per Hampshire code
SIDE - INTERIOR	7.5'	10' Minimum per R-2 Hampshire Code
REAR	30'	40' Minimum per R-2 Hampshire Code

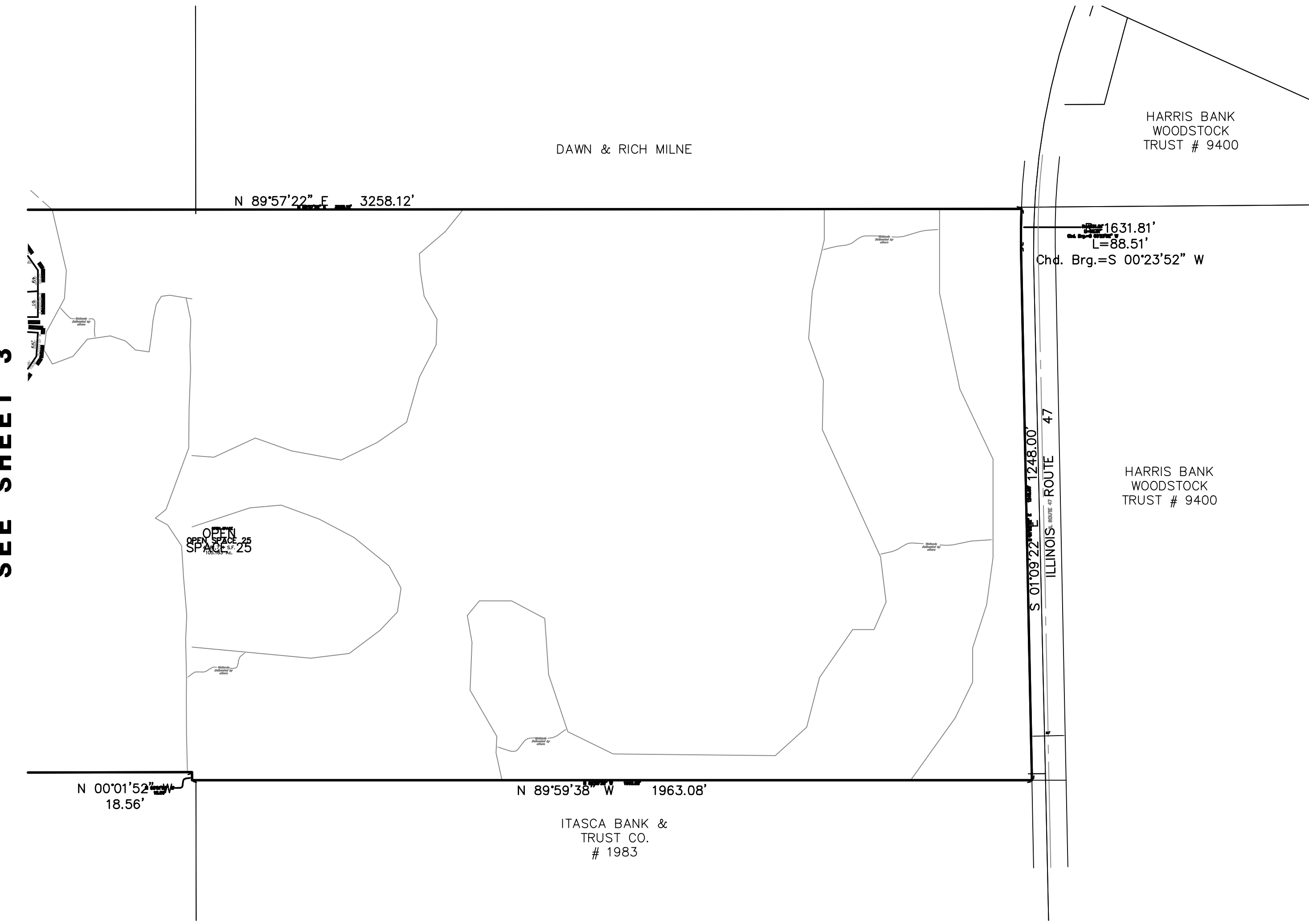
**ALLOWABLE ENCROACHMENTS:**

- PORCHES AND COVERED STOOPS SHALL BE ALLOWED TO PROTRUDE 5' INTO THE REQUIRED FRONT YARD
- PATIOS, DECKS, AND THREE-SEASON ROOMS SHALL BE ALLOWED WITHIN THE REQUIRED REAR YARD SETBACK UP TO 10' OF THE PROPERTY LINE.
- AIR CONDITIONING UNITS, BAY WINDOWS, CHIMNEYS, FIREPLACES, EAVES AND OPEN PORCHES MAY PROTRUDE UP TO 26" IN THE REQUIRED SIDE YARD.

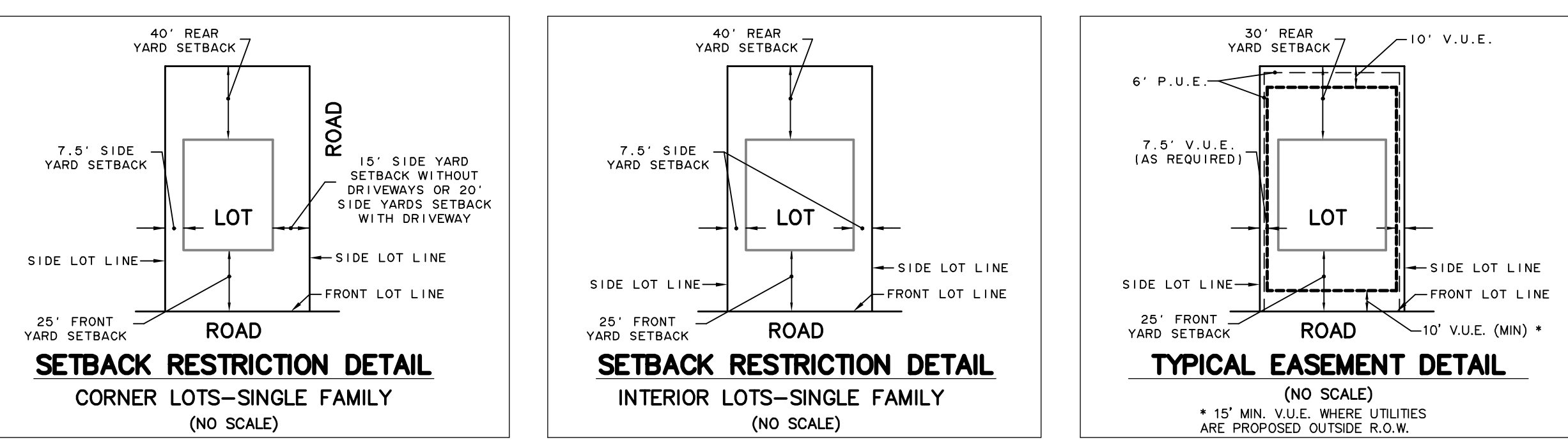
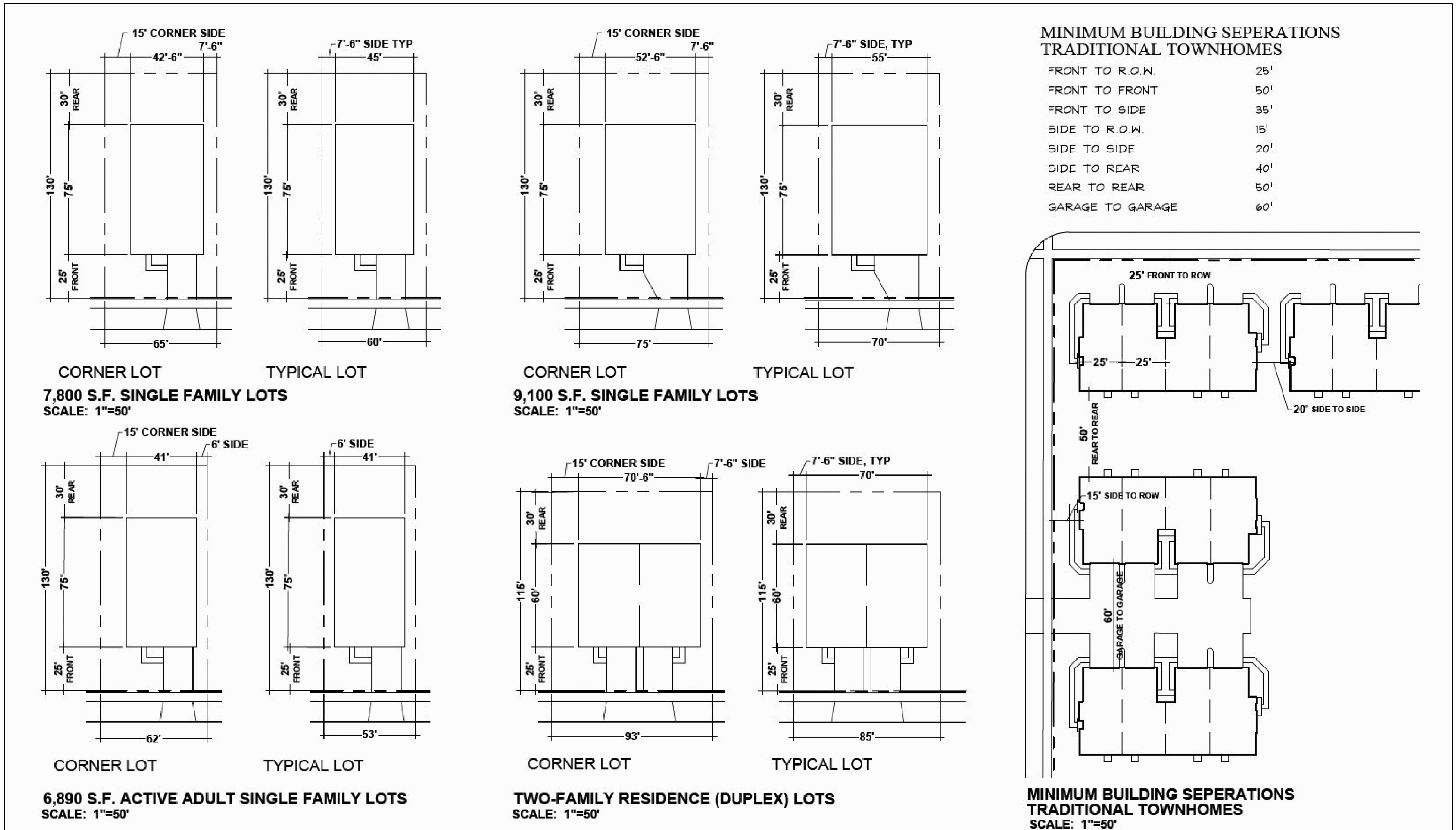
BULK STANDARDS - DETACHED SINGLE FAMILY - 60' WIDE LOTS		
PLANNING ELEMENT	PROPOSED	Notes
MINIMUM LOT SIZE	7,800 S.F.	12,000' Minimum per Hampshire R-2 Code
MINIMUM LOT WIDTH	60'	100' Minimum per Hampshire R-2 Code
MINIMUM LOT DEPTH	130'	
MAXIMUM IMPERVIOUS SURFACE COVERAGE	0.46	Assumes 3,000 s.f. building, 100 s.f. patio, 54 s.f. service walk, 425 s.f. driveway
MAXIMUM BUILDING COVERAGE	40%	Assumes 3,000 s.f. building foundation
MAXIMUM FLOOR AREA RATIO	0.5	Maximum per Hampshire Code
MINIMUM GROUND FLOOR AREA	900 S.F.	Minimum per Hampshire code for two story dwelling
MAXIMUM BUILDING HEIGHT	30' or 2 1/2 STORIES	Maximum per Hampshire Code
<b>SETBACKS</b>		
FRONT	25'	30' Minimum per Hampshire R-2 Code
SIDE CORNER	15'	Minimum per Hampshire code
SIDE - INTERIOR	7.5'	10' Minimum per Hampshire R-2 Code
REAR	30'	40' Minimum per Hampshire R-2 Code

**ALLOWABLE ENCROACHMENTS:**

- PORCHES AND COVERED STOOPS SHALL BE ALLOWED TO PROTRUDE 5' INTO THE REQUIRED FRONT YARD
- PATIOS, DECKS, AND THREE-SEASON ROOMS SHALL BE ALLOWED WITHIN THE REQUIRED REAR YARD SETBACK UP TO 10' OF THE PROPERTY LINE.
- AIR CONDITIONING UNITS, BAY WINDOWS, CHIMNEYS, FIREPLACES, EAVES AND OPEN PORCHES MAY PROTRUDE UP TO 26" IN THE REQUIRED SIDE YARD.



SEE SHEET 3



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

PREPARED FOR:  
**HAMPSHIRE EAST, LLC.**  
1751A W. DIEHL ROAD  
NAPERVILLE, IL 60563  
(630) 851-5490

PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100  
Aurora, Illinois 60502-9675  
PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: cadd@cemcon.com Website: www.cemcon.com  
DISC NO.: 456267 FILE NAME: PREPLAT  
DRAWN BY: DDD FLD. BK. / PG. NO.: BK./PG.  
COMPLETION DATE: 01-15-2021 JOB NO.: 456.267  
XREF: LOT/CALC, TOPO 2020 PROJECT MANAGER: DRG  
REVISED: 03/12/2021/ODD