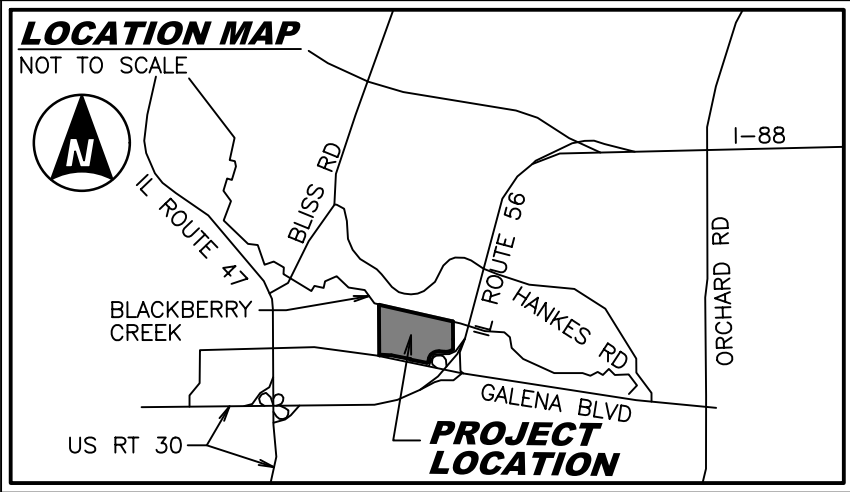
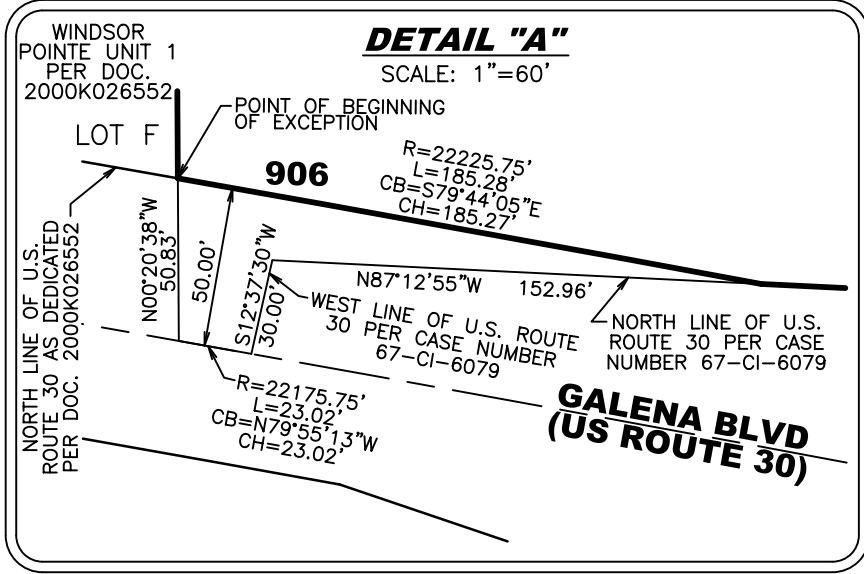




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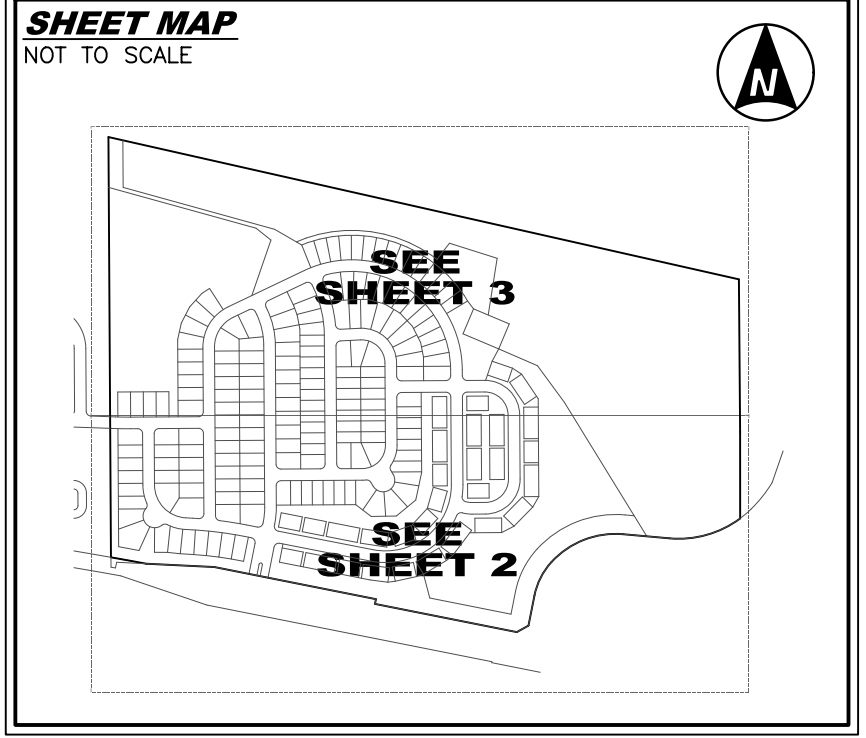
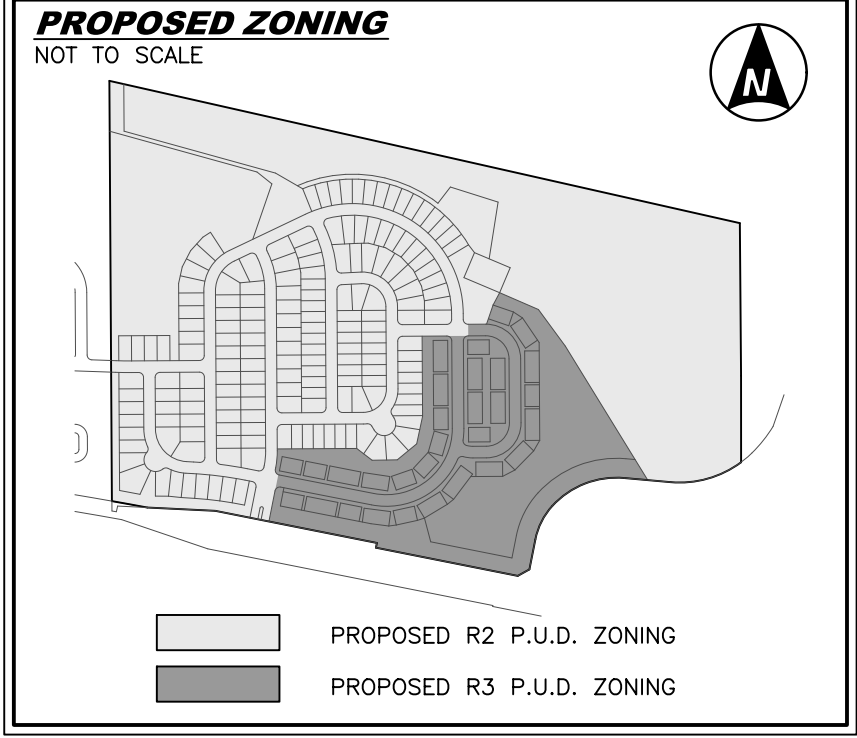
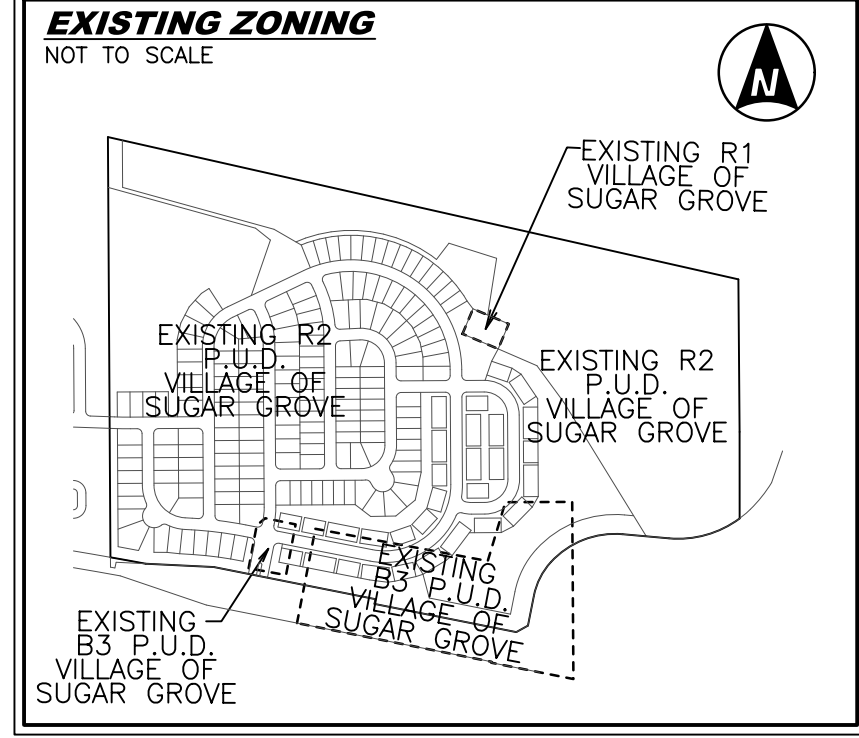
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14-15-400-018
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14-15-400-023
14-15-400-025



PRELIMINARY SUBDIVISION PLAT

BRIGHTON RIDGE

BEING A SUBDIVISION OF PART OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN SUGAR GROVE, KANE COUNTY, ILLINOIS



PROPERTY DESCRIPTION:

THAT PART OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE SOUTH 00 DEGREES 27 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, 1857.20 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 27 MINUTES 09 SECONDS EAST ALONG SAID EAST LINE 787.40 FEET, TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 00 DEGREES 02 MINUTES 47 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, 440.86 FEET, TO THE NORTH LINE OF F.A.I. ROUTE 141, ACCORDING TO PROCEEDINGS HELD IN THE CIRCUIT COURT FOR THE 16TH JUDICIAL CIRCUIT, KANE COUNTY, ILLINOIS, AS CASE 67-CI-6079; THENCE 389.14 FEET, ALONG AN ARC, CONCAVE TO THE NORTH, HAVING A RADIUS OF 532.85 FEET, WITH A CHORD BEARING SOUTH 73 DEGREES 57 MINUTES 20 SECONDS WEST, 380.54 FEET; THENCE NORTH 85 DEGREES 06 MINUTES 55 SECONDS WEST, 240.00 FEET; THENCE 412.70 FEET, ALONG AN ARC, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 440.00 FEET, WITH A CHORD BEARING SOUTH 68 DEGREES 53 MINUTES 10 SECONDS WEST, 398.52 FEET; THENCE 195.25 FEET, ALONG AN ARC, CONCAVE TO THE EAST, HAVING A RADIUS OF 359.00 FEET, WITH A CHORD BEARING SOUTH 26 DEGREES 38 MINUTES 25 SECONDS WEST, 192.85 FEET; THENCE SOUTH 11 DEGREES 03 MINUTES 34 SECONDS WEST, 158.10 FEET; THENCE SOUTH 60 DEGREES 45 MINUTES 32 SECONDS WEST, 69.05 FEET, TO THE NORTH LINE OF U.S. ROUTE 30, ACCORDING TO SAID CASE 67-CI-6079; THENCE NORTH 78 DEGREES 56 MINUTES 26 SECONDS WEST, 746.13 FEET; THENCE NORTH 11 DEGREES 03 MINUTES 34 SECONDS EAST, 25.00 FEET; THENCE NORTH 78 DEGREES 56 MINUTES 26 SECONDS WEST, 848.75 FEET; THENCE NORTH 86 DEGREES 49 MINUTES 10 SECONDS WEST, 506.03 FEET; THENCE SOUTH 11 DEGREES 03 MINUTES 34 SECONDS WEST, 50.00 FEET TO THE CENTER LINE OF SAID U.S. ROUTE 30; THENCE 23.06 FEET, ALONG AN ARC CONCAVE TO THE SOUTH, HAVING A RADIUS OF 22175.75 FEET, WITH A CHORD BEARING NORTH 79 DEGREES 32 MINUTES 37 SECONDS WEST, 23.06 FEET, TO A LINE DRAWN PARALLEL WITH AND 577.50 FEET WEST OF, AS MEASURED ALONG THE SOUTH LINE OF SAID SECTION 15, THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 15; THENCE NORTH 00 DEGREES 21 MINUTES 15 SECONDS WEST, ALONG SAID PARALLEL LINE 2219.87 FEET; THENCE SOUTH 77 DEGREES 18 MINUTES 05 SECONDS EAST, 3355.52 FEET, TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEARINGS AND DISTANCES BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 (2011 ADJUSTMENT), DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT F IN WINDSOR POINTE UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 2000, PER DOCUMENT 2000K026552 AND ALSO A POINT BEING ON A LINE DRAWN PARALLEL WITH AND 577.50 FEET WEST OF, AS MEASURED ALONG THE SOUTH LINE OF SAID SECTION 15, THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 15; THENCE 185.28 FEET ALONG AN ARC CONCAVE SOUTHERLY, HAVING A RADIUS OF 22225.75 FEET, WITH A CHORD BEARING SOUTH 79 DEGREES 44 MINUTES 05 SECONDS EAST, 185.27 FEET TO THE NORTH LINE OF U.S. ROUTE 30, ACCORDING TO SAID CASE 67-CI-6079; THENCE SOUTH 12 DEGREES 37 MINUTES 30 SECONDS WEST, 30.00 FEET TO THE CENTERLINE OF SAID U.S. ROUTE 30; THENCE 23.02 FEET, ALONG AN ARC CONCAVE SOUTHERLY, HAVING A RADIUS OF 22175.75 FEET, WITH A CHORD BEARING NORTH 79 DEGREES 55 MINUTES 13 SECONDS WEST, 23.02 FEET TO SAID PARALLEL; THENCE NORTH 00 DEGREES 20 MINUTES 38 SECONDS WEST, ALONG SAID PARALLEL LINE 50.83 FEET TO THE POINT OF BEGINNING OF EXCEPTION, IN KANE COUNTY, ILLINOIS.

AREA:

PROPERTY CONTAINS 6,148,919 SQUARE FEET OR 141.160 ACRES MORE OR LESS.

NOTES:

1. THIS PLAT IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 24004434W, WITH A COMMITMENT DATE OF JUNE 7, 2024 AND PRINTED DATE OF OCTOBER 04, 2024, AND HAS BEEN USED FOR LEGAL DESCRIPTION.
2. BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE.
3. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
5. ALL EASEMENTS SHOWN HEREON WILL BE GRANTED ON THE FINAL PLAT UNLESS SHOWN OTHERWISE.
7. DIRECT ACCESS TO AND FROM LOTS 905, 906 AND 912 TO GALENA BOULEVARD SHALL BE PROHIBITED. DIRECT ACCESS TO AND FROM LOTS 902 AND 905 TO ILLINOIS ROUTE 56 SHALL BE PROHIBITED.
8. ALL AREAS ARE MORE OR LESS.
9. ALL CURVES ARE TANGENT TO ADJOINING COURSES UNLESS DEFINED BY CHORD BEARING.
10. ALL REQUIRED CERTIFICATES AND STATEMENTS WILL BE PROVIDED ON FINAL PLAT.
11. ALL RIGHT OF WAY DEDICATED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION.
12. A BLANKET STORMWATER MANAGEMENT EASEMENT TO BE GRANTED OVER LOTS 901, 904, 906 AND 911.
13. A BLANKET LANDSCAPE BUFFER EASEMENT TO BE GRANTED OVER LOTS 905 AND 906.
14. A BLANKET PUDE TO BE GRANTED OVER LOTS 175-204 INCLUSIVE, EXCEPTING THAT PART FALLING WITHIN A PROPOSED LOT, FOUNDATION & LOTS 904, 905, 906, 907, 908, 909, 911 AND 912.
15. LOT 900 TO BE CONVEYED TO THE PARK DISTRICT.
16. LOT 910 TO BE CONVEYED TO FOX METRO WATER RECLAMATION DISTRICT.
17. LOTS 901, 903, 904, 905, 906, 907, 908, 909, 911 AND 912 TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION.
18. FOR PROPOSED CONTOURS, GRADES, UTILITIES, STREETS AND SIDEWALKS REFER TO THE PRELIMINARY ENGINEERING DRAWINGS FOR THIS DEVELOPMENT.
19. ACCORDING TO OUR INTERPRETATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; A PORTION OF THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X", OTHER FLOOD AREAS - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS FLOODING BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, ANOTHER PORTION OF THE HEREON DESCRIBED PROPERTY FALLS WITHIN FLOODWAY AREAS IN ZONE AE, THE FLOODWAY IS THE CHANNEL OF THE STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS; ANOTHER PORTION OF THE HEREON DESCRIBED PROPERTY FALLS WITHIN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. ZONE AE - BASE FLOOD ELEVATIONS DETERMINED, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17089C0318H, WITH A MAP REVISED DATE OF AUGUST 3, 2009. SUBJECT TO MAP INTERPRETATION AND SCALING.
20. LETTER OF MAP AMENDMENT TO BE PREPARED IN THE FUTURE TO REMOVED PROPOSED LOT 187 FROM FLOODPLAIN, PRIOR TO FINAL PLATTING OF LOT 187.
21. LOT 902 TO BE CONVEYED TO THE KANE COUNTY FOREST PRESERVE DISTRICT.

OWNER OF RECORD

OWNER:

ADDRESS:

DEVELOPER

CALATLANTIC GROUP, LLC
1700 EAST GOLF ROAD
SUITE 1100
SCHAUMBURG, ILLINOIS 60173

PLAT PREPARED FOR:
MAIL & SEND TAX BILL TO:

CLIENT:

1700 E. GOLF ROAD
SUITE 1100
SCHAUMBURG, IL 60173

NOTICE OF APPROVAL OF PRELIMINARY PLAT

NOTICE IS HEREBY GIVEN THAT THE PRELIMINARY PLAT OF THE SUBDIVISION SHOWN HEREON HAS RECEIVED APPROVAL BY THE VILLAGE BOARD OF THE VILLAGE OF SUGAR GROVE, ILLINOIS, AND UPON COMPLIANCE BY THE OWNER WITH THE NECESSARY REQUIREMENTS OR QUALIFICATIONS, THE VILLAGE BOARD WILL RECEIVE THE FINAL PLAT FOR CONSIDERATION, IF SUBMITTED BY THE OWNER IN SUCH FORM AND WITHIN SUCH TIME AS REQUIRED BY SUBDIVISION REGULATIONS OF THE VILLAGE OF SUGAR GROVE. UNLESS THIS PRELIMINARY APPROVAL AND THE CONDITIONS ARE ACCEPTED WITHIN TEN (10) DAYS, THIS APPROVAL IS NULL AND VOID.

APPLICATION FOR FINAL PLAT APPROVAL SHALL BE MADE WITHIN ONE YEAR AND IN THE EVENT SUCH APPLICATION IS NOT SO MADE, THE PRELIMINARY PLAT APPROVAL HEREBY GIVEN SHALL BE NULL AND VOID AND OF NO FORCE AND EFFECT.

VILLAGE BOARD, VILLAGE OF SUGAR GROVE, ILLINOIS, _____ 20____

BY: _____ VILLAGE PRESIDENT

ATTEST: _____ VILLAGE CLERK

ACCEPTANCE: IN CONSIDERATION OF THE PRELIMINARY APPROVAL HEREBY GIVEN, THE TERMS HEREOF ARE HEREBY ACCEPTED:

BY: _____

ATTEST: _____

DESIGNED	LZ
DRAWN	MJF
APPROVED	DAG
DATE	11/15/2024
SCALE	1" = 200'

PRELIMINARY SUBDIVISION PLAT

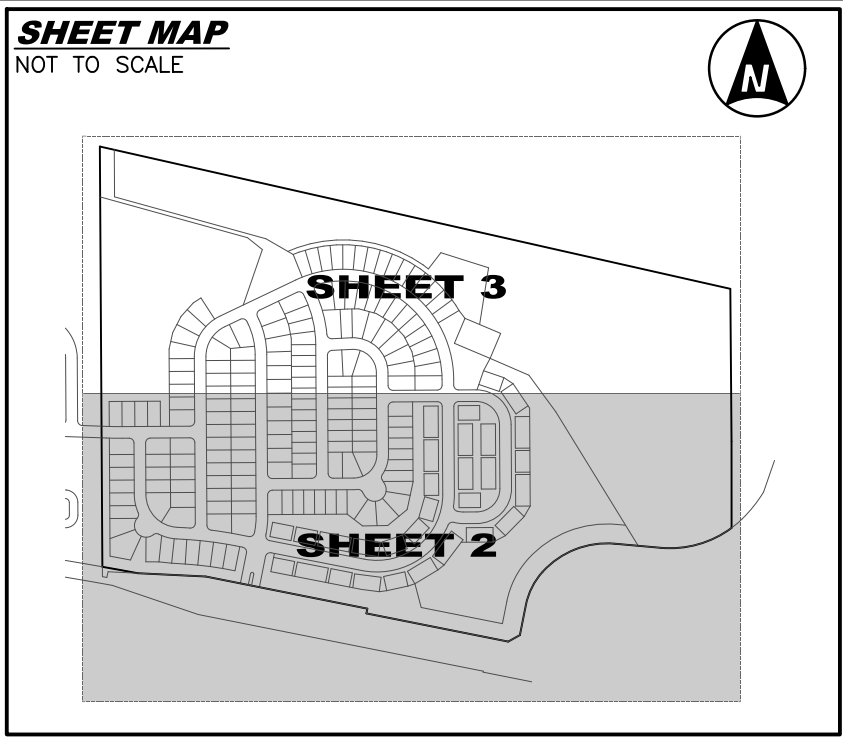
BRIGHTON RIDGE

SUGAR GROVE, IL

SHEET

1 OF 3

PROJECT NUMBER: 4930
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ILLINOIS FIRM LICENSE 184-002694



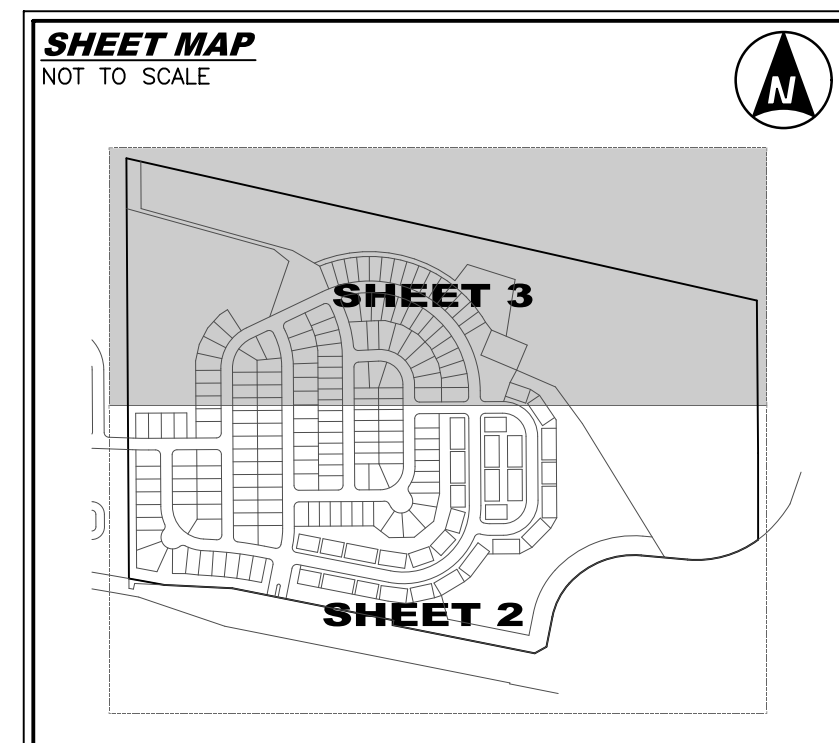
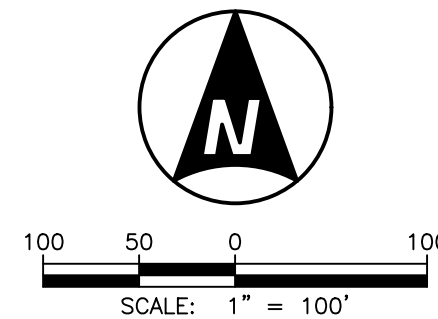
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-----	BUILDING SETBACK LINE (BSL)
-----	PROPOSED EASEMENT LINE
-----	EXISTING EASEMENT LINE
-----	EXISTING RIGHT-OF-WAY LINE
-----	EXISTING LOT LINE
-----	UNDERLYING LOT LINE
-----	SECTION LINE
BSL	BUILDING SETBACK LINE
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
PUDE	PUBLIC UTILITY & DRAINAGE EASEMENT

LENNAR®

			DESIGNED	LZ
			DRAWN	MJF
			APPROVED	DAG
			DATE	11/15/2024
01-17-25	REVISED PER VILLAGE COMMENTS	MJF	SCALE	1" = 100'
DATE	DESCRIPTION OF REVISION	BY		

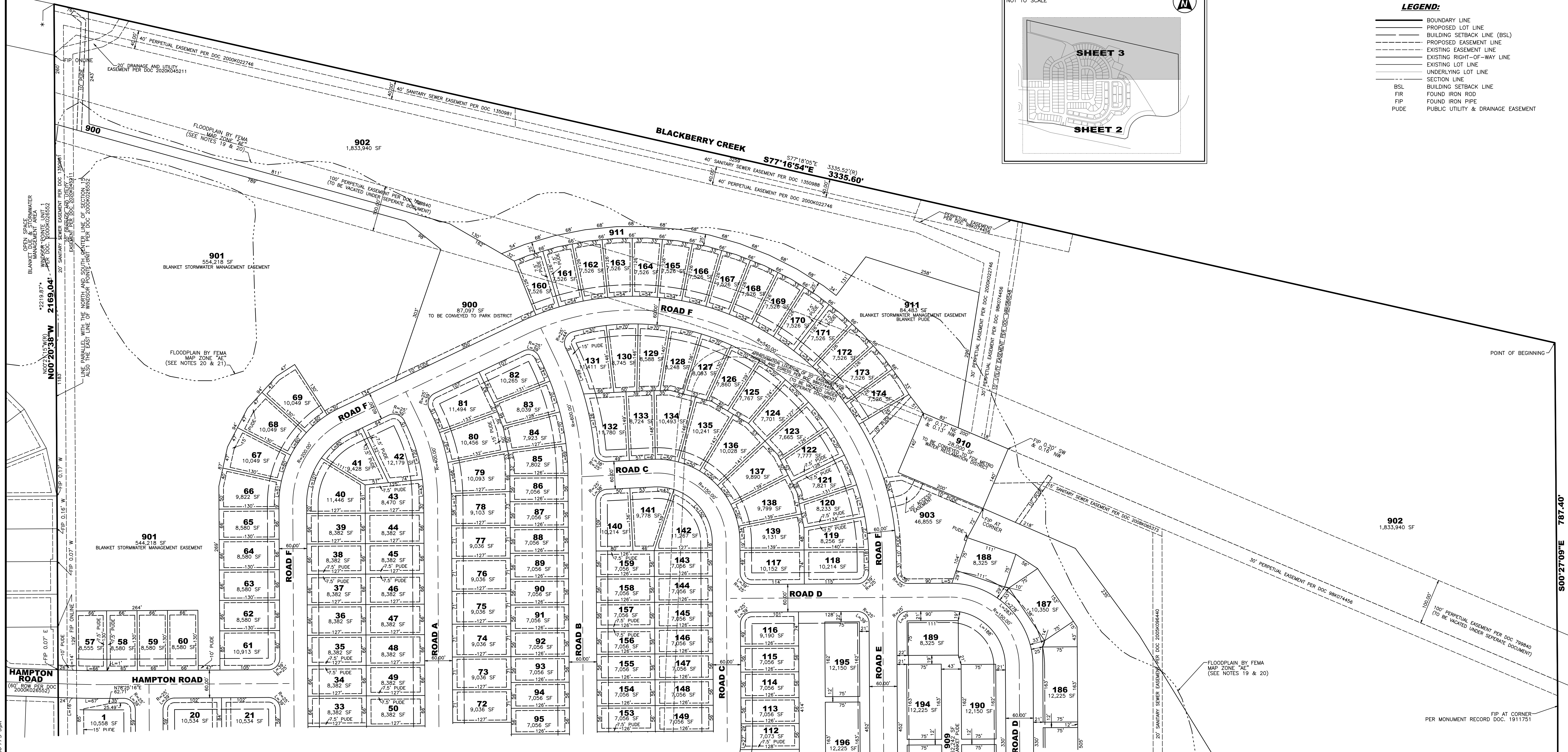
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2	OF 3
PROJECT NUMBER:	4930
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ILLINOIS FIRM LICENSE 184-002694	

PRELIMINARY SUBDIVISION PLAT
BRIGHTON RIDGE



LEGEND:

- BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE (BSL)
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- UNDERLYING LOT LINE
- SECTION LINE
- BSL BUILDING SETBACK LINE
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- PUDE PUBLIC UTILITY & DRAINAGE EASEMENT



SEE SHEET 2

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:

LENNAR

1700 E. GOLF ROAD
SUITE 1100
SCHUMBURG, IL 60173

DESIGNED	LZ
DRAWN	MJF
APPROVED	DAG
DATE	11/15/2024
SCALE	1" = 100'
DATE	01-17-25
REVISION	REVISED PER VILLAGE COMMENTS
DESCRIPTION OF REVISION	

PRELIMINARY SUBDIVISION PLAT
BRIGHTON RIDGE
SUGAR GROVE, IL

SHEET

3 OF **3**

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