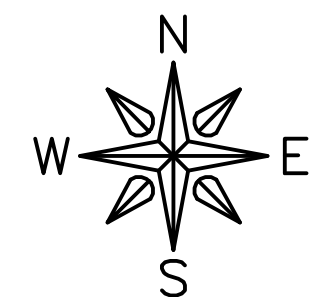


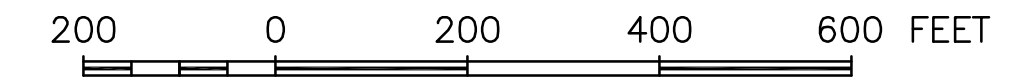
OWNER
AMCORE INVESTMENT GROUP
AS TRUSTEE OF TRUST
330 SPRING CREEK ROAD
ROCKFORD, ILLINOIS 61107

DEVELOPER
WISEMAN-HUGHES ENTERPRISES, INC
975 EAST 22nd STREET
WHEATON, ILLINOIS 60187

PROPOSED URBAN DEVELOPMENT PLAT
"SILVERWOOD"
A SUBDIVISION LOCATED IN PART OF THE NORTHWEST
QUARTER OF SECTION 23, TOWNSHIP 40 NORTH RANGE
1 EAST OF THE THIRD PRINCIPAL MERIDIAN
OGLE COUNTY, ILLINOIS
2006



SCALE: 1" = 200'



SITE DATA TABLE

PARCEL ID#: 24-23-100-003
 LAND USE: CURRENT: AGRICULTURAL
 PROPOSED: MODERATE DENSITY RESIDENTIAL
 ZONING: PUD-R (R-3 AND R-5)
 TOTAL AREA: 146.56 ACRES
R-3
 TOTAL AREA: 71.30 ACRES
 PROPOSED USE: RESIDENTIAL-SINGLE FAMILY
 MINIMUM LOT AREA: 7,350 SF
 MINIMUM LOT WIDTH: 70'
 MINIMUM FRONT SETBACK: 25'
 MINIMUM REAR SETBACK: 25'
 MINIMUM SIDE SETBACK: 6'
 MAXIMUM BUILDING HEIGHT: 30'
 DENSITY: 223 UNITS (3.1 D.U./ACRE)
R-5
 TOTAL AREA: 30.60 ACRES
 PROPOSED USE: RESIDENTIAL-MULTI FAMILY
 MINIMUM LOT AREA: 6,000 SF
 MINIMUM LOT WIDTH: 80'
 MINIMUM FRONT SETBACK: 20'
 MINIMUM REAR SETBACK: 20'
 MINIMUM SIDE SETBACK: 6'
 MAXIMUM BUILDING HEIGHT: 60'
 DENSITY: 216 UNITS (7.1 D.U./ACRE)
 TOTAL FLOOR AREA: 401,976 SF
 TOTAL RECREATIONAL SPACE AREA: 121,968 SF
 TOTAL OPEN SPACE AREA: 1,073,740 SF
 TOTAL LIVING SPACE AREA (NON-VEHICULAR OUTDOOR SPACE):
 RECREATIONAL SPACE RATIO: >0.30
 FLOOR AREA RATIO: <0.30
 OPEN SPACE RATIO: >2.32
 LIVING SPACE RATIO: >1.1
 SCHOOL DISTRICTS:
 KISHWAUKEE COMMUNITY COLLEGE
 ROCHELLE COMMUNITY CONSOLIDATED DISTRICT 231
 ROCHELLE TOWNSHIP HIGH SCHOOL DISTRICT 212
 PARK DISTRICT: FLAGG-ROCHELLE PARK DISTRICT
 FIRE DISTRICT: OGLE-LEE FIRE PREVENTION DISTRICT
 SANITARY DISTRICT: ROCHELLE MUNICIPAL UTILITY
 DRAINAGE DISTRICT: CITY OF ROCHELLE
 SOIL AND WATER CONSERVATION DISTRICT:



LEGAL DESCRIPTION

Part of Section 23, Township 40 North, Range 1 East of the Third Principal Meridian, all that part of the Northwest Quarter of Section 23 lying North of the Right-of-Way of the Chicago and Iowa Railroad, now the Burlington Northern Railroad, more particularly described as: Beginning at the Northeast corner of the Northwest Quarter of said Section; thence South 0 degrees 18 minutes 59 seconds East along the East line of the said Northwest Quarter, a distance of 2639.69 feet to the South line of said Northwest Quarter; thence South 89 degrees 34 minutes 54 seconds West along said South line of said Northwest Quarter; a distance of 1576.54 feet to a point on the Northerly Right-of-way line of the Burlington Northern Railroad; thence North 56 degrees 51 minutes 43 seconds West along said Northerly Right-of-way line, a distance 1267.70 feet to a point on the West line of said Northwest Quarter; thence North 0 degree 15 minutes 08 seconds West along said West line, a distance of 1939.50 feet to a point on the North line of said Northwest Quarter; thence North 89 degrees 35 minutes 36 seconds East along said North line, a distance of 2632.04 feet to the point of beginning, containing 151.09 acres, more or less, EXCEPTING THEREFROM, Part of the North Quarter of Section 23, Township 40 North, Range 1 East of the Third Principal Meridian Ogle County, Illinois, described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 23; thence South 01 degrees 32 minutes 27 Seconds East along the East line of the Northwest Quarter, a distance of 528.51 feet; thence south 88 degrees 16 minutes 11 seconds West, a distance of 67.00 feet to the point of beginning of the herein after described parcel; thence South 01 degrees 32 minutes 27 seconds East, parallel with the East line of the Northwest Quarter of said Section 23, a distance of 266.29 feet; thence South 79 degrees 11 minutes 10 seconds West, a distance of 18.99 feet; thence South 55 degrees 25 minutes 37 seconds West, a distance of 750.41 feet; thence South 59 degrees 08 minutes 40 seconds West, a distance of 371.48 feet; thence South 56 degrees 27 minutes 49 seconds West, a distance of 1491.05 feet to a point on an arc; thence Southwesterly along an arc, said arc having a radius of 92.00 feet, a length of 141.22 feet, a chord bearing of South 42 degrees 29 minutes 28 seconds West, and a chord length of 127.75 feet; thence South 01 degrees 28 minutes 39 seconds East, a distance of 421.62 feet parallel with the West line of Northwest Quarter of said Section 23 to a point on the Northerly Right-of-way line of the Burlington Northern Railroad; thence North 58 degrees 05 minutes 32 seconds West along said Northerly Right-of-way line, a distance of 19.23 feet to the West line of the Northwest Quarter of said Section 23; thence North 01 degrees 28 minutes 39 seconds along said West line, a distance of 515.23 feet; thence North 86 degrees 27 minutes 09 seconds East, a distance 1569.05 feet to a point on an arc; thence Northeasterly along an arc curving to the left, said arc having a radius of 92.00 feet, a length of 43.87 feet, a chord bearing of North 72 degrees 48 minutes 14 seconds East, and a chord length of 43.45 feet; thence North 59 degrees 08 minutes 40 seconds East, a distance of 344.71 feet; thence North 55 degrees 25 minutes 37 seconds East, a distance of 713.65 feet to a point on an arc, thence Northeasterly along said arc curving to the left, said arc having a radius of 92 feet, a length of 91.47 feet, a chord bearing of North 26 degrees 56 minutes 35 seconds East, and a chord length of 87.75 feet; thence North 01 degrees 32 minutes 27 seconds West, parallel with the East line of the Northwest Quarter of said Section 23, a distance of 198.51 feet; thence North 88 degrees 16 minutes 11 seconds East, a distance of 16.00 feet to the point of beginning, said exception containing 1.33 acres, more or less, all situated in the City of Rochelle, Township of Flagg, County of Ogle and the State of Illinois.

GENERAL NOTES

- ALL STREET SIGNS AND STREET LIGHTS TO BE INSTALLED BY THE CITY AT THE DEVELOPERS COST IN ACCORDANCE WITH SECTION 16.44.050 J AND K.
- ALL PARKWAY SEEDING AND SODDING TO BE INSTALLED BY DEVELOPER.

FEHR-GRAHAM & ASSOCIATES, LLC
 ENGINEERING AND SCIENCE CONSULTANTS
 FREEPORT, IL ROCKFORD, IL ROCHELLE, IL MONROE, WI

OWNER/DEVELOPER:
 WISEMAN-HUGHES ENTERPRISES, INC.
 975 EAST 22ND STREET
 WHEATON, IL 60187

PROJECT AND LOCATION:
 SILVERWOOD
 PART OF THE NW 1/4
 SEC. 23, T 40 N, R 1 E
 OF 3RD P.M. OGLE CO., IL

DRAWN BY: FK
 APPROVED BY: M.W.G.
 DATE: 09/29/06
 SCALE: 1" = 200'

REVISIONS		
DATE	DESCRIPTION	BY

DRAWING:
 OVERALL SITE PLAN
 C:\ACADDWG\46274-1\1dpts.dwg, 05-OVERALL

JOB NUMBER:
 46274
 SHEET NUMBER:
 5 of 26