

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT FOR NAPERVILLE POLO CLUB

NAPERVILLE, IL

LEGAL DESCRIPTION

PARCEL 1: THE EAST 329.36 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.

PARCEL 2: THE WEST 329.36 FEET OF THE EAST 658.72 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.

PARCEL 3: THE WEST 329.36 FEET OF THE EAST 988.08 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.

PARCEL 4: THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 988.08 FEET THEREOF) IN WILL COUNTY ILLINOIS.

PARCEL 5: THE EAST 329.36 FEET OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.

PARCEL 6: THE WEST 329.36 FEET OF THE EAST 658.72 FEET OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.

PARCEL 7: THE WEST 329.36 FEET OF THE EAST 988.08 FEET OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.

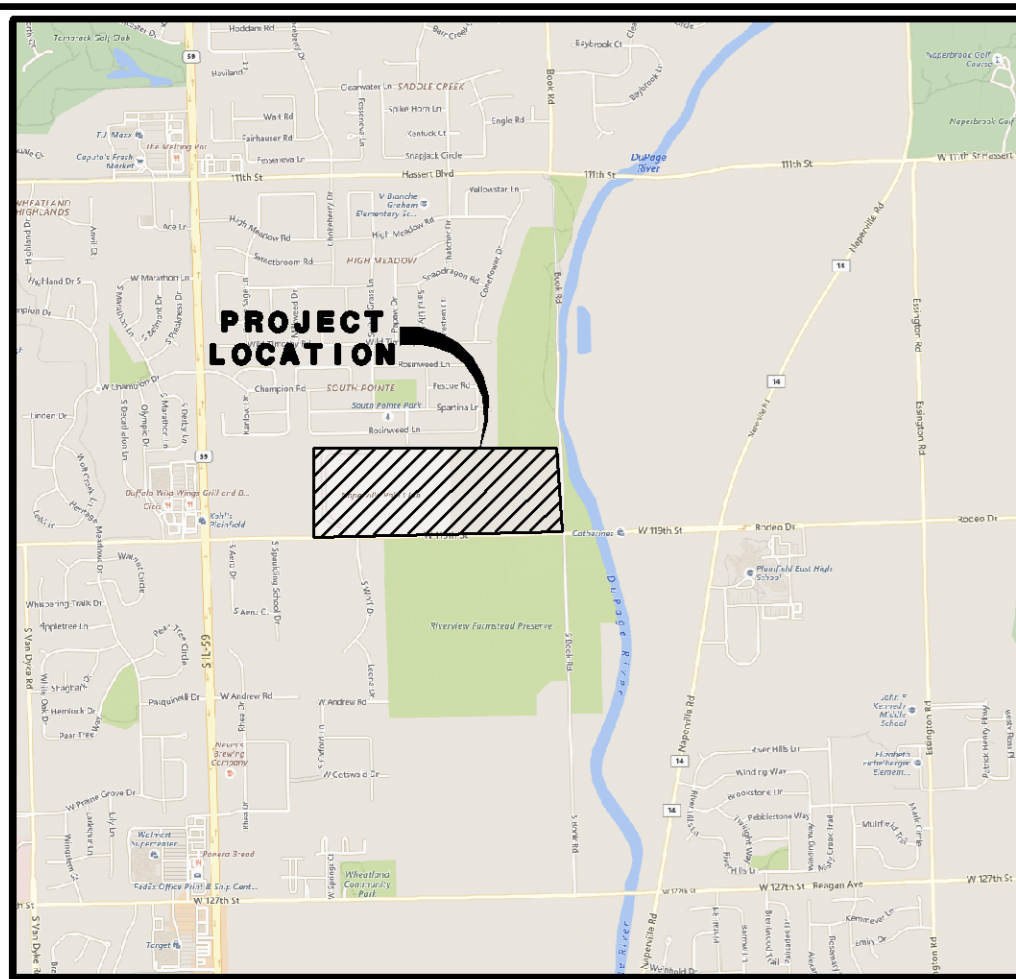
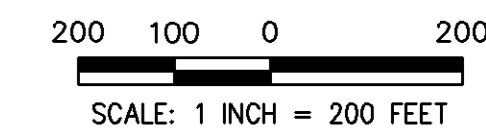
PARCEL 8: THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 988.08 FEET THEREOF) IN WILL COUNTY ILLINOIS.

PARCEL 9: THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 328.81 FEET THEREOF) IN WILL COUNTY, ILLINOIS.

PARCEL INDEX NUMBERS

- 01-22-400-014
- 01-22-400-013
- 01-22-400-012
- 01-22-400-011
- 01-22-400-010
- 01-22-400-009
- 01-22-400-008
- 01-22-400-007
- 01-22-300-015

NAPERVILLE, ILLINOIS



LOCATION MAP

STATEMENT OF INTENT AND CONCEPT

POLO CLUB IS A PLANNED UNIT DEVELOPMENT THAT WILL OFFER LUXURY APARTMENTS, REAR ENTRY TOWNHOMES, FRONT ENTRY TOWNHOMES, AND AGE TARGETED SINGLE FAMILY DWELLINGS. THE PROJECT DENSITY IS CONSIDERED FOR THE PROJECT AS A WHOLE AND COMPLIES WITH THE 8 UNITS PER ACRE MAXIMUM THAT IS REQUIRED FOR ZONING DISTRICT R3A. THIS DEVELOPMENT FEATURES WELL DESIGNED ARCHITECTURE WITH A PLEASING COLOR PALETTE OF EXTERIOR MATERIALS DESIGNED TO COMPLIMENT THE EXISTING NEIGHBORING COMMUNITIES. POLO CLUB HAS MULTIPLE RECREATION OPPORTUNITIES WITH A BIKE PATH EXTENSION FROM RIVERVIEW FARMSTEAD FOREST PRESERVE, TWO DOG PARKS, THREE SCENIC OVERLOOKS AND TWO CLUBHOUSES, ALL OFFERING VIEWS OF THE LARGE NATURALIZED AREAS WITHIN THE COMMUNITY. THIS PUD PROVIDES OPPORTUNITY FOR MAINTENANCE FREE MODERN LIVING.

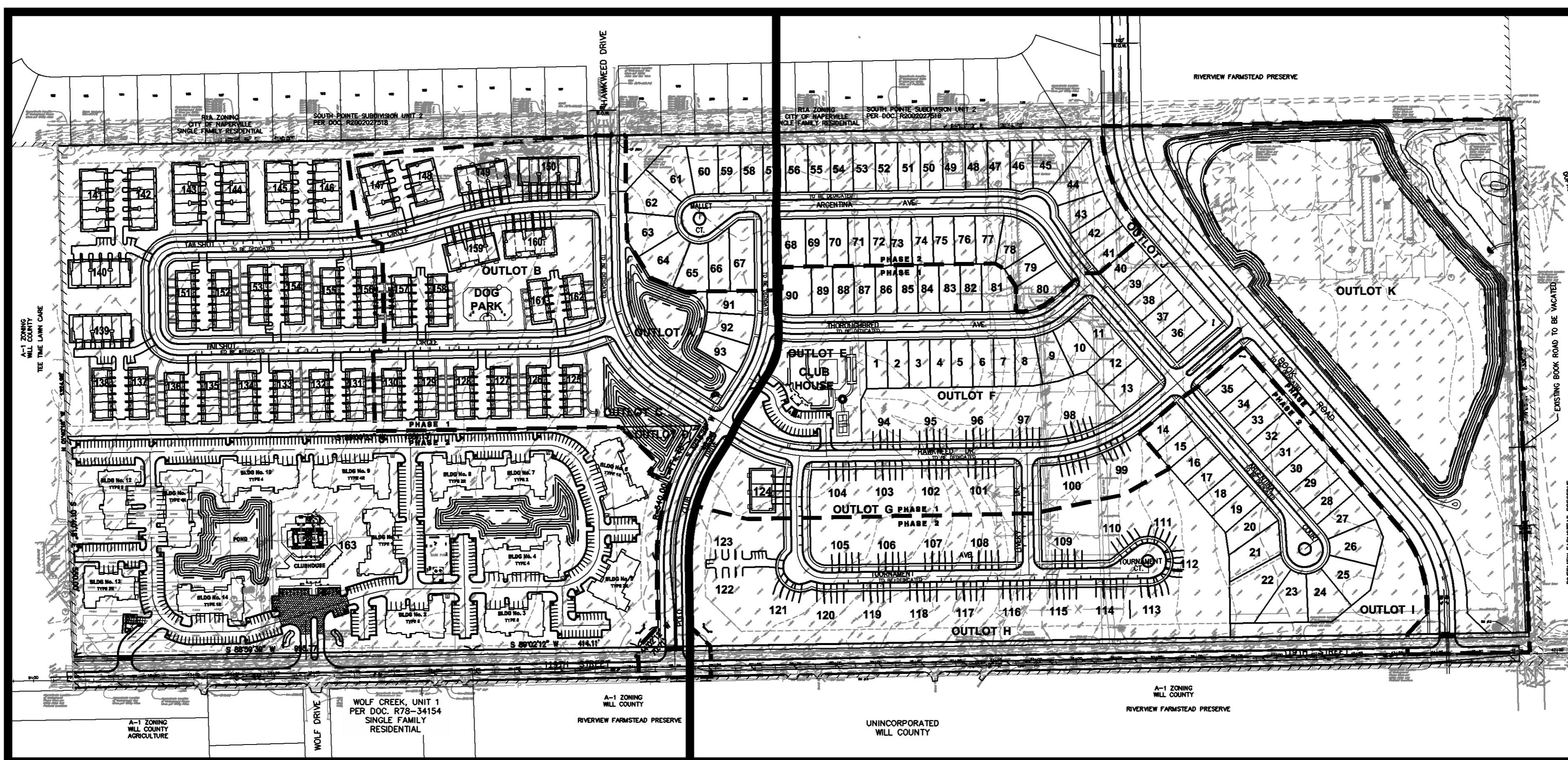
LOT AREA TABLE

LOT NO.	AREA (S.F.)	LOT NO.	AREA (S.F.)	LOT NO.	AREA (S.F.)	LOT NO.	AREA (S.F.)
1	6,360	45	11,733	89	6,386	133	6,370
2	6,360	46	6,913	90	6,386	134	6,370
3	6,360	47	6,735	91	6,386	135	6,370
4	6,360	48	6,720	92	7,911	136	6,370
5	6,360	49	6,720	93	6,360	137	6,370
6	6,360	50	6,719	94	7,138	138	6,370
7	6,360	51	6,719	95	7,398	139	10,735
8	7,981	52	6,719	96	7,040	140	10,735
9	7,884	53	6,719	97	7,040	141	10,735
10	8,109	54	6,718	98	7,040	142	10,735
11	8,675	55	6,718	99	7,040	143	10,735
12	7,200	56	6,718	100	7,040	144	10,735
13	9,479	57	6,718	101	7,040	145	10,735
14	7,481	58	6,719	102	7,040	146	10,735
15	6,360	59	7,222	103	7,040	147	9,071
16	6,360	60	8,277	104	7,040	148	7,407
17	6,360	61	10,167	105	7,040	149	9,071
18	6,360	62	10,150	106	7,040	150	10,735
19	6,360	63	9,867	107	7,040	151	7,352
20	7,516	64	9,819	108	7,040	152	7,352
21	9,796	65	8,196	109	7,040	153	7,352
22	15,049	66	7,403	110	7,040	154	7,352
23	11,015	67	10,817	111	7,040	155	7,352
24	9,877	68	7,434	112	7,040	156	7,352
25	9,832	69	6,360	113	7,040	157	6,370
26	10,323	70	6,360	114	7,040	158	6,370
27	7,849	71	6,360	115	7,040	159	9,071
28	6,360	72	6,360	116	7,040	160	9,071
29	6,360	73	6,360	117	7,040	161	5,390
30	6,360	74	6,360	118	7,040	162	5,390
31	6,360	75	6,360	119	7,040	163	802,077
32	6,360	76	6,360	120	7,040	OUTLOT A	54,390
33	6,360	77	7,210	121	7,040	OUTLOT B	147,803
34	6,360	78	9,733	122	7,040	OUTLOT C	383,743
35	6,360	79	6,369	123	7,040	OUTLOT D	13,716
36	6,360	80	9,942	124	7,040	OUTLOT E	84,341
37	6,360	81	9,018	125	7,040	OUTLOT F	47,605
38	6,360	82	6,360	126	7,040	OUTLOT G	64,841
39	6,361	83	6,360	127	6,370	OUTLOT H	231,997
40	6,361	84	6,360	128	6,370	OUTLOT I	86,449
41	6,794	85	6,360	129	6,370	OUTLOT J	64,735
42	6,887	86	6,360	130	6,370	OUTLOT K	643,205
43	7,622	87	6,360	131	6,370		
44	10,726	88	6,360	132	6,370		

SITE DATA

A. TOTAL AREA	110.57 AC. ±
B. PROPOSED ZONING	R3A PUD
C. EXTERNAL R.O.W. (11911 STREET)	4.17 AC. ±
D. INTERNAL R.O.W. BOOK ROAD	3.60 AC. ±
E. LOCAL STREETS	15.77 AC. ±
F. COMMON OPEN SPACE	20.30 AC. ±
SINGLE FAMILY DETACHED	
INCLUDES OUTLOT A, E, I, J AND K	
SINGLE FAMILY ATTACHED	15.50 AC. ±
INCLUDES OUTLOT B, C, F, G, AND H	
MULTI FAMILY	8.80 AC. ±
INCLUDES OUTLOT D	
F. SINGLE FAMILY RESIDENTIAL (DETACHED) AREA	43.1 AC. ±
NO. OF LOTS	93
DENSITY	2.16 D.U./AC.
MINIMUM LOT SIZE	6,360 S.F.
MAXIMUM LOT SIZE	15,049 S.F.
AVERAGE LOT SIZE	7,426 S.F.
G. SINGLE FAMILY RESIDENTIAL (ATTACHED) TRIPLEX AREA	16.56 AC. ±
NO. OF UNITS	93
DENSITY	5.62 D.U./AC.
SEABOARD/BUCKINGHAM AREA	23.34 AC. ±
NO. OF UNITS	226
H. MULTI FAMILY RESIDENTIAL LOT AREA	18.60 AC. ±
NO. OF BLDGS	14
NO. OF UNITS	290
DENSITY	15.59 D.U./AC.
MAX. BUILDING HEIGHT	38'-9"
SETBACKS	
FRONT YARD	30 FT.
CORNER SIDE YARD	20 FT.
INTERIOR SIDE YARD	20 FT.
REAR YARD	30 FT.
I. TOTAL UNITS	702
J. GROSS MODIFIED DENSITY (TOTAL) $\frac{1}{A-C}$	6.60 DU/AC.
K. LINEAL FEET OF ROADWAY	12,188 FT.

COMMON OPEN SPACE, SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED AND MULTI-FAMILY AREAS WERE CALCULATED BY GARY R. WEBER ASSOCIATES, INC. SEE OPEN SPACE EXHIBIT FOR A MORE DETAILED LOOK AT HOW THESE NUMBERS WERE DERIVED.



PARKING DATA

SINGLE FAMILY ATTACHED & MULTI FAMILY PARKING REQUIREMENTS

LAND USE	UNITS	Req. Parking	Provided Parking	Req. Guest Parking	Provided Guest Parking	Provided Off Street	Provided On Street	Req. Bike Parking	Provided Bike Parking
Seaboard/Buckingham	226	452	904	56.5	58	22	36	-	-
Triplex	93	186	372	23.25	24	6	18	-	-
Multi Family	290	580	580	72	75	655	-	62	63

CLUB HOUSE PARKING REQUIREMENTS

LAND USE	S.F.	Req. Parking	Provided Parking	Req. Bike Parking	Provided Bike Parking
DRH Club House	6420	26	32	3	4
Multi Family Club House	6740	27	27	3	4

ABBREVIATIONS

N.	- NORTH	R.-R.	- RAILROAD
S.	- SOUTH	REC.	- RECORD
E.	- EAST	SEC.	- SECTION
W.	- WEST	L	- ARC LENGTH
NW.	- NORTHWEST	R	- RADIUS
DOC.	- DOCUMENT	R.O.W.	- RIGHT OF WAY
F.I.P.	- FOUND IRON PIPE	Ac.	- ACREA
MON.	- MONUMENT	S.F.	- SQUARE FEET
Q	- ON LINE	I/4	- QUARTER
B-B	- BACK TO BACK	B/C	- BACK OF CURB

P.U. & D.E. - INDICATES PUBLIC UTILITY AND DRAINAGE EASEMENT THEREBY GRANTED. (SEE PROVISIONS FOR DETAILS.)

NOTES:

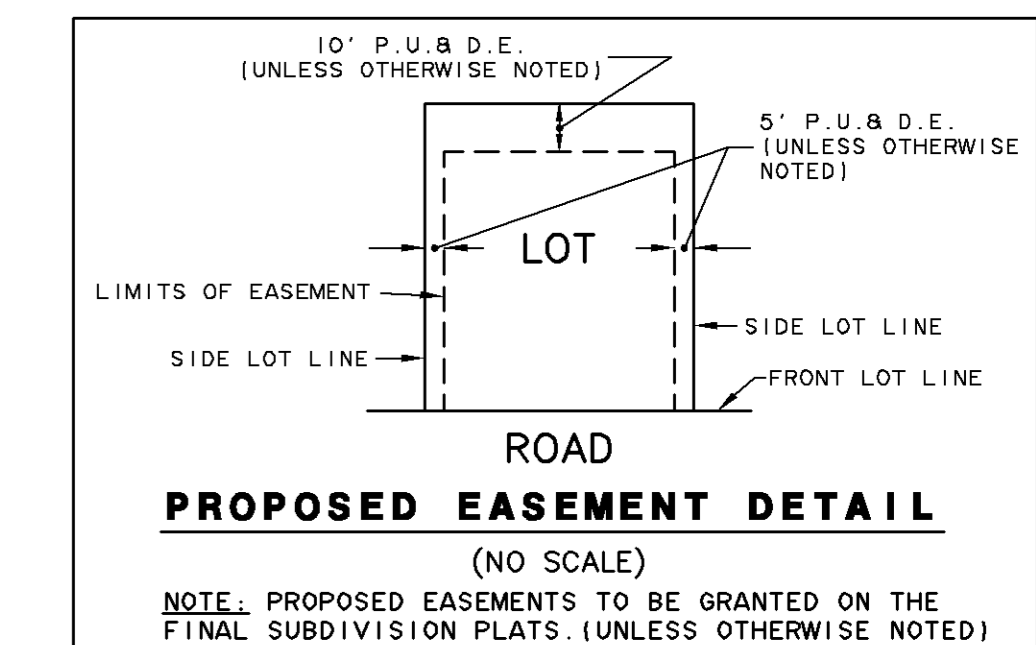
- THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22-37-9 BEING S 89°02'12" W (ASSUMED).
- LOT DIMENSIONS & AREAS ARE APPROXIMATIONS AND WILL VARY AT TIME OF FINAL PLATTING.
- PHASES OF PROJECT WILL BE ADDRESSED AT TIME OF FINAL PLATTING.

LINE LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- PROPOSED LOT LINE/PROPERTY LINE (Solid Line)
- EXISTING LOT LINE/PROPERTY LINE (Solid Line)
- PROPOSED EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- EXISTING EASEMENT LINE/LIMITS OF EASEMENT (Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- UNDERLYING PARCEL/LAND LINE (Screened Solid Line)
- MUNICIPAL CORPORATE BOUNDARY (Hotch Lines)
- PHASE DESIGNATION LINE (Bold Dashed)
- EXISTING RIGHT OF WAY LINE (Screened Line With Double Dash)

NOTES

- DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
- ALL RIGHTS-OF-WAY ARE TO BE PUBLIC DEDICATIONS.
- ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
- STORMWATER STORAGE VOLUMES TO BE PROVIDED AND THE DESIGN OF STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF NAPERVILLE AND WILL COUNTY REQUIREMENTS.
- UNLESS OTHERWISE NOTED ALL WATERMAIN AND SANITARY SEWER TO BE 8" DIAMETER.
- ADDITIONAL P.U. & D.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.
- 10 FOOT WIDE PERIMETER P.U. & D.E. STRIP STYLE EASEMENTS WILL BE GRANTED ON ALL STORMWATER MANAGEMENT AREAS ON FINAL PLAT
- A BLANKET STYLE STORMWATER MANAGEMENT EASEMENT WILL BE GRANTED ON ALL STORMWATER MANAGEMENT AREAS.
- ALL SANITARY SERVICE CONNECTIONS TO SANITARY SEWER MAINS MUST HAVE AN OVERHEAD SEWER SYSTEM WITHIN THE BUILDING.
- ANY EXISTING WELLS OR SEPTIC SYSTEMS TO BE REMOVED, ABANDONED AND/OR SEALED IN ACCORDANCE W/ WILL COUNTY HEALTH DEPT. REGULATIONS. DOCUMENTATION TO BE PROVIDED TO THE CITY
- ANY TRAILS NOT IN PUBLIC RIGHT-OF-WAY WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- APPROPRIATE SIGNAGE AND STRIPING WILL BE PROVIDED WITH THE FINAL ENGINEERING PLANS.



PREPARED FOR:

D.R. HORTON, INC.—MIDWEST,
A CALIFORNIA CORPORATION
750 E. BUNKER COURT, SUITE 500
VERNON HILLS, IL 60061
(847) 362-9100

PREPARED BY:

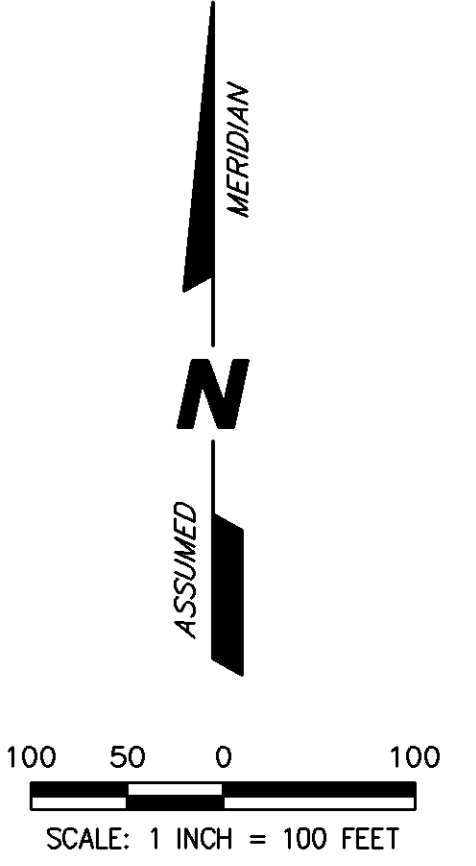
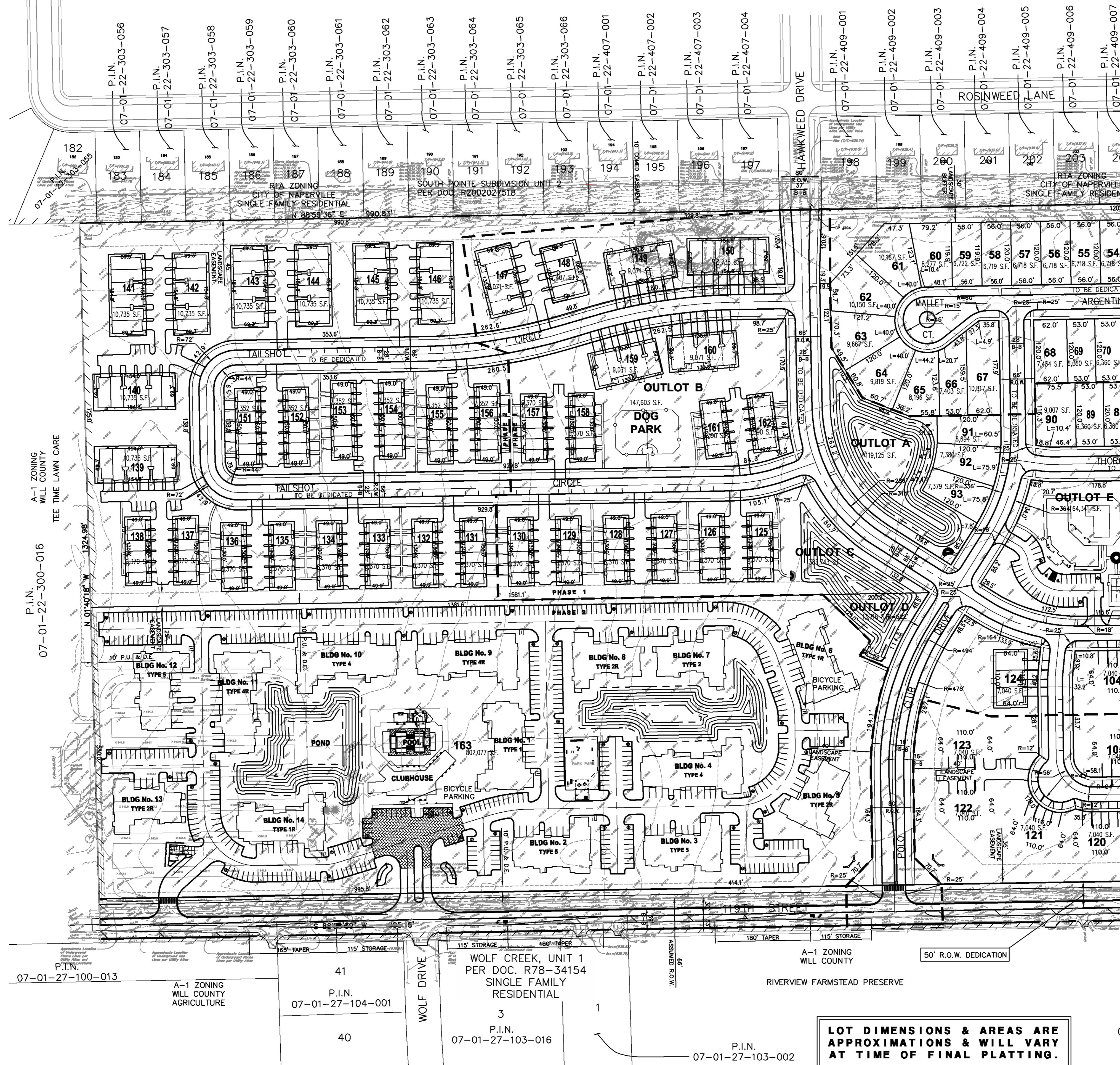
CEMCON, Ltd.

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: codd@cemcon.com Website: www.cemcon.com

DISC NO.: 637014 FILE NAME: PREOVR
DRAWN BY: LAL FLD. BK. / PG. NO.: BK./PG.
COMPLETION DATE: 03-26-18 JOB NO.: 637.014
XREF: TOPO PROJECT MANAGER: KTS
REV: 06-04-18/KMS PER CITY COMMENT REVIEW LETTER DATED 05-31-18
REV: 06-11-18/BDO
REV: 07-06-18/KMS PER CITY COMMENT REVIEW LETTER DATED 06-21-18
NAPERVILLE POLO CLUB
CITY PROJECT NUMBER IS #18-1000022 PREPUD-01

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT FOR NAPERVILLE POLO CLUB

NAPERVILLE, IL



PREPARED FOR:
D.R. HORTON, INC.—MIDWEST,
A CALIFORNIA CORPORATION
750 E. BUNKER COURT, SUITE 500
VERNON HILLS, IL 60061
(847) 362-9100

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

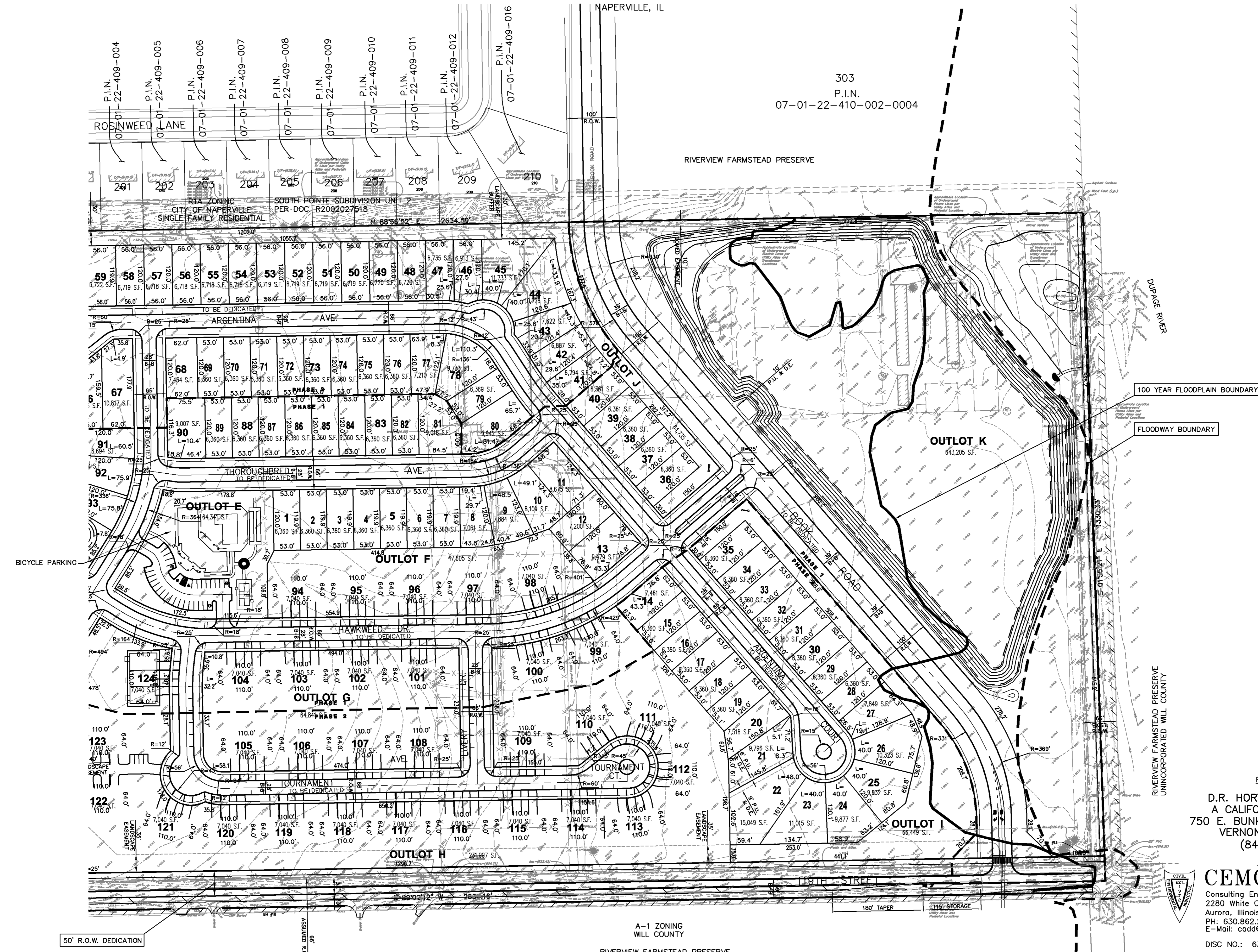
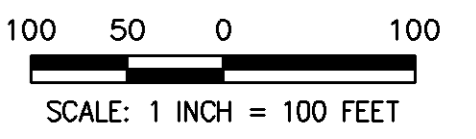
DISC NO.: 637014 FILE NAME: PREVOR
DRAWN BY: LAL FLD. BK. / PG. NO.: BK./PG.
COMPLETION DATE: 03-26-18 JOB NO.: 637.014
XREF: TOPO PROJECT MANAGER: KTS
REV.: 06-04-18/KMS PER CITY COMMENT REVIEW LETTER DATED 05-31-18
REV.: 07-06-18/KMS PER CITY COMMENT REVIEW LETTER DATED 06-21-18

NAPERVILLE POLO CLUB
CITY PROJECT NUMBER IS #18-1000022

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

DRAWING PATH: P:\637014\DWG\DRAWINGS\PRELIMINARY\PRELIMINARY.DWG
PLOT FILE CREATED: 7/6/2018 BY: KRISTIN STADLER

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT
FOR
NAPERVILLE POLO CLUB



PREPARED FOR:
 D.R. HORTON, INC.—MIDWEST,
 A CALIFORNIA CORPORATION
 750 E. BUNKER COURT, SUITE 500
 VERNON HILLS, IL 60061
 (847) 362-9100

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.: 637014 FILE NAME: PREOVR
 DRAWN BY: LAL FLD. BK. / PC. NO.: BK./PC.
 COMPLETION DATE: 03-26-18 JOB NO.: 637.014
 XREF : TOPO PROJECT MANAGER : KTS
 REV.: 06-04-18/KMS PER CITY COMMENT REVIEW LETTER DATED 05-31-18
 REV.: 07-06-18/KMS PER CITY COMMENT REVIEW LETTER DATED 06-21-18
NAPERVILLE POLO CLUB
CITY PROJECT NUMBER IS #18-10000022

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

P.I.N.
 07-01-27-200-004-0004