

PRELIMINARY PLAT of SUBDIVISION

FOR NAPER COMMONS

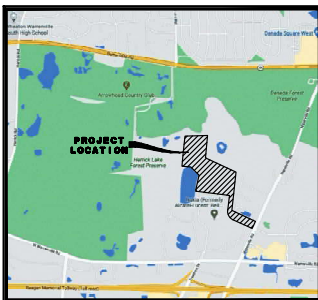
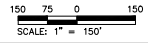
PARCEL DESCRIPTION

PART OF LOT 4 IN NOKIA CAMPUS SUBDIVISION, BEING A SUBDIVISION IN PART OF THE NORTH 1/2 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 10 EAST AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 6, 2020 AS DOCUMENT R2020-085330, IN DUPAGE COUNTY, ILLINOIS.

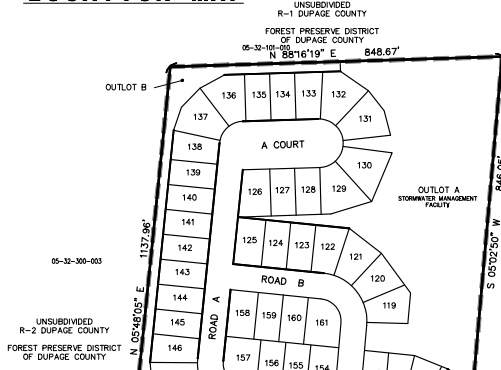
LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.

PARCEL INDEX NUMBER

05-32-300-014
08-05-207-036
PROPERTY RECENTLY SUBDIVIDED AND NO ADDRESS LISTED ON COUNTY/CITY WEB SITES. UNDERLYING ADDRESS PER NOKIA CAMPUS SUBDIVISION IS 2000 LUCENT LANE, NAPERVILLE, ILLINOIS 60563



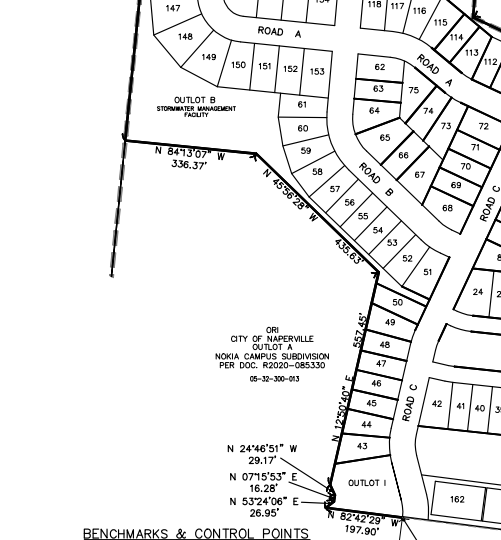
LOCATION MAP



LINE LEGEND table with symbols for Subdivision Boundary Line, Lot Line/Property Line, Existing Corporate Limits, Building Line, Easement Line/Limits of Easement, and Centerline.

ABBREVIATIONS table listing symbols for North, South, East, West, Northwest, Southwest, Northeast, Southeast, Record, Arc Length, Radius, Right of Way, Acre, Square Feet, Building Setback Line, Dwelling Units per Acre, Back of Curb, Back to Back, Planned Unit Development, and Public Utilities and Drainage Easement.

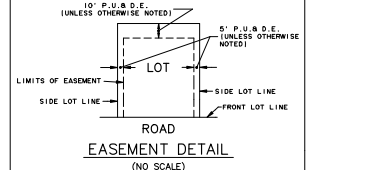
SITE DATA table with columns for Item, Description, and Value. Includes Total Area (64.71 AC.), Proposed Zoning (R-2 PUD), Stormwater/Wetland Preservation/Common Area (20.31 AC.), Park Site (2.06 AC.), P.U.D. Open Space Calculation (36.61%), Residential Units (66), Front Setback (20 FT.), Side Yard Setback (12 FT.), Rear Yard Setback (25 FT.), Building Separation (61 FT.), Gross Density (118), Minimum Lot Size (6,120 S.F.), Average Lot Size (6,841 S.F.), Maximum Lot Size (9,464 S.F.), Front Yard Setback (20/25 FT.), Minimum 20' Where Shown on Plan (15 FT.), Minimum 25' Where Shown on Plan (6 FT.), Interior Side Yard Setback - Branch Homes (25 FT.), Rear Yard Setback (25 FT.), Estates (64' x 120' Lots) (43), Minimum Lot Size (7,680 S.F.), Average Lot Size (8,630 S.F.), Maximum Lot Size (10,227 S.F.), Front Yard Setback (20/25 FT.), Minimum 20' Where Shown on Plan (15 FT.), Minimum 25' Where Shown on Plan (7 FT.), Interior Side Yard Setback (25 FT.), Rear Yard Setback (25 FT.), Total Units (227), Single Density (3.51 DU/AC.), Required (9,000 S.F. per single family detached, 4,200 S.F. per single family attached, 264,000 S.F. total), Provided (1,178,324 S.F. single family detached, 153,996 S.F. single family attached, 1,332,320 S.F. total), and Townhome Guest Parking (17 required, 17 provided).



BENCHMARKS & CONTROL POINTS
ELEVATION REFERENCE MARK: NAPERVILLE SURVEY MARK #203, BERNSTEIN 3D TOP SECURITY MONUMENT...
NOKIA CAMPUS SUBDIVISION PER DOC. R2020-085330
NOKIA CAMPUS SUBDIVISION PER DOC. R2020-085330
CONTROL POINTS: CP #110: SET "4" IN CONCRETE ISLAND LOCATED AT THE NORTHWEST CORNER... CP #112: SET "4" IN THE TOP OF THE EAST SIDE OF THE CONCRETE CURB LOCATED JUST WEST OF THE SALT DOG MONUMENT ON THE SUBJECT SITE.

- NOTES
1. ADDITIONAL P.U. & D.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.
2. DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
3. ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
4. ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
5. ALL EASEMENTS DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
6. ALL EASEMENTS ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES (UNLESS OTHERWISE NOTED).
7. STORMWATER MANAGEMENT AND PCBMP EASEMENTS WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
8. STORMWATER STORAGE VOLUMES TO BE PROVIDED AND THE DESIGN OF STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF NAPERVILLE AND DUPAGE COUNTY REQUIREMENTS.
9. EASEMENTS TO BE PROVIDED PER CITY AND UTILITY COMPANY REQUIREMENTS.
10. FOR PROPOSED CONTOURS, GRADES, UTILITIES, STREETS AND SIDEWALKS REFER TO THE PRELIMINARY ENGINEERING DRAWINGS FOR THIS DEVELOPMENT.
11. ALL REQUIRED CERTIFICATES, STATEMENTS AND CITY CLERK RECORDING NOTE WILL BE PROVIDED ON FINAL PLAT.
12. ALL R.O.W. DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
13. THE MEASURED BENCHMARKS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SUBJECT PROPERTY BEING N 86°19' E (ASSUMED).
14. BLANKET P.U. & D.E. OVER OUTLOTS E, F, G & H.
15. SIGNAGE EASEMENT WILL BE PROVIDED ON THE FINAL PLAT.
16. ALL REQUIRED MONUMENTATION WILL BE PROVIDED ON THE FINAL SUBDIVISION PLAT.
17. FOR THE TOWNHOMES, DECKS AND PATIOS WILL NOT EXTEND PAST THE LOT LINE.

LOT AREA TABLE with columns: LOT NO., SQ. FT., ACRES, LOT NO., SQ. FT., ACRES, LOT NO., SQ. FT., ACRES. Lists 50 lots with their respective areas.

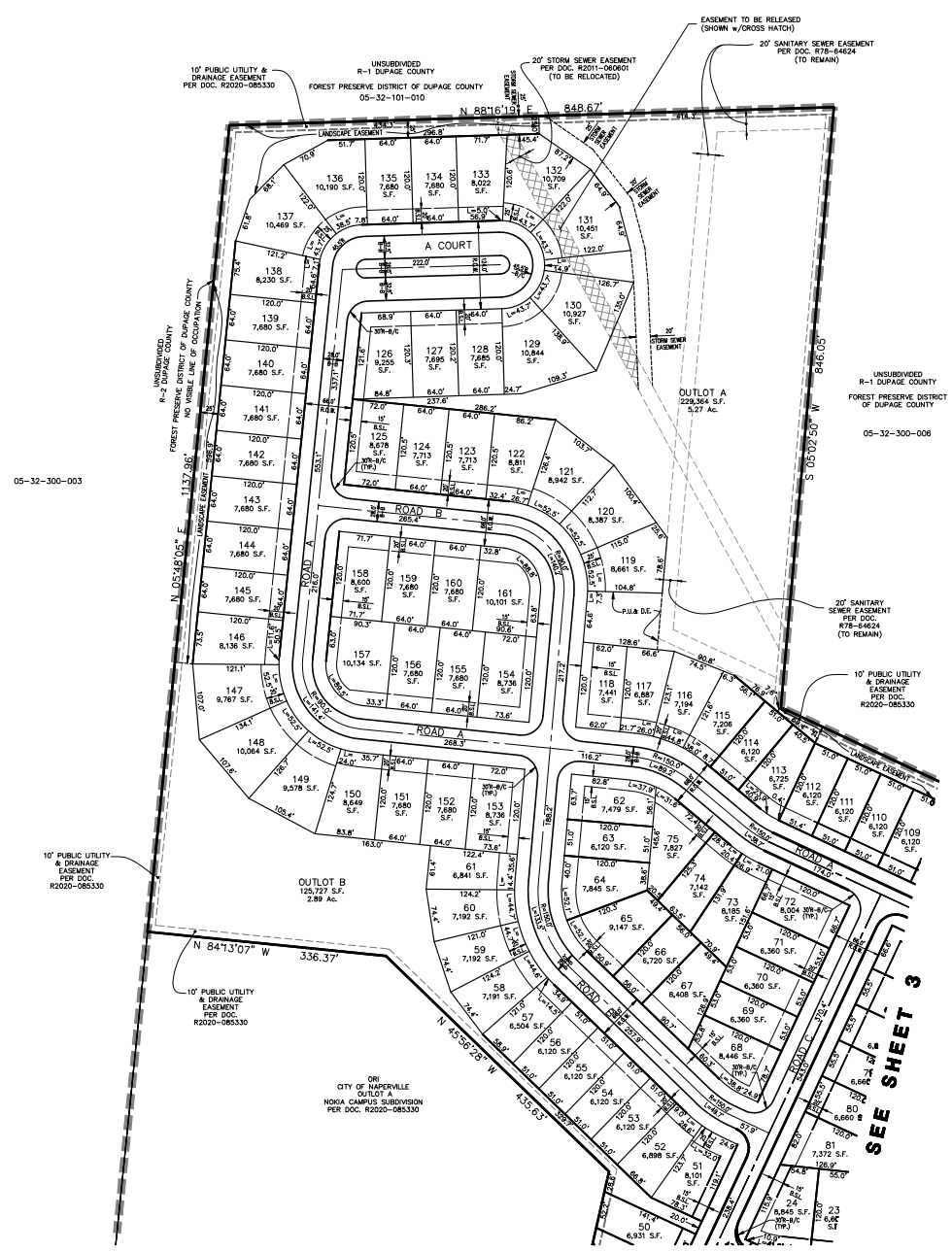


PREPARED FOR: PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
NAPERVILLE, IL 60173
EXHIBIT B
18477-230-5400

CEMCON, Ltd. Consulting Engineers, Land Surveyors & Planners
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E-Mail: info@cemcon.com Website: www.cemcon.com
DISC NO.: 402138 FILE NAME: PREPVR
DRAWN BY: LAL FLD: BK / PG: NO.: NOTES
COMPLETION DATE: 09-14-20 JOB NO.: 402.138
JOB REF: TORPO PROJECT MANAGER: CRM
01-18-2014L REVISED PER 2020-10-09 CITY COMMENTS
11-18-2014L REVISED PER 2020-11-03 CITY COMMENTS
11-18-2014L REVISED PER 2020-11-03 CITY COMMENTS
01-20-2014L REVISED PER PLAN COMMISSION MEETING 12/16
02-08-2014L REVISED PER 2021-01-29 CITY COMMENTS
03-18-2014L REVISED PER PLAN COMMISSION MEETING 2/16
03-18-2014L REVISED PER 2021-03-11 CITY COMMENTS
03-09-2014L REVISED PER 2021-04-08 CITY COMMENTS
PRELIMINARY PLAT of SUBDIVISION FOR NAPER COMMONS
CITY OF NAPERVILLE PROJECT NO. 20-1100088
SHEET 1 OF 4
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80 40 0 80
SCALE: 1" = 80'



05-32-300-003

SEE SHEET 3

PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
EXHIBIT B 230-5400



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DISC NO.: 402138 FILE NAME: PRECVR
DRAWN BY: LAL FLD. BK. / PG. NO.: NOTES
COMPLETION DATE: 09-14-20 JOB NO.: 402138

XREF : TOPO PROJECT MANAGER : CRM
10-18-20/AAL REVISED PER 2020-10-05 CITY COMMENTS
11-18-20/AAL REVISED PER 2020-11-03 CITY COMMENTS
01-20-21/AAL REVISED PER PLANNING COMMISSION MEETING 12/16
02-01-21/AAL REVISED PER 2021-01-29 CITY COMMENTS
02-18-21/AAL REVISED PER PLANNING COMMISSION MEETING 2/6
03-05-21/AAL REVISED PER 2021-03-11 CITY COMMENTS
04-08-21/AAL REVISED PER 2021-04-08 CITY COMMENTS

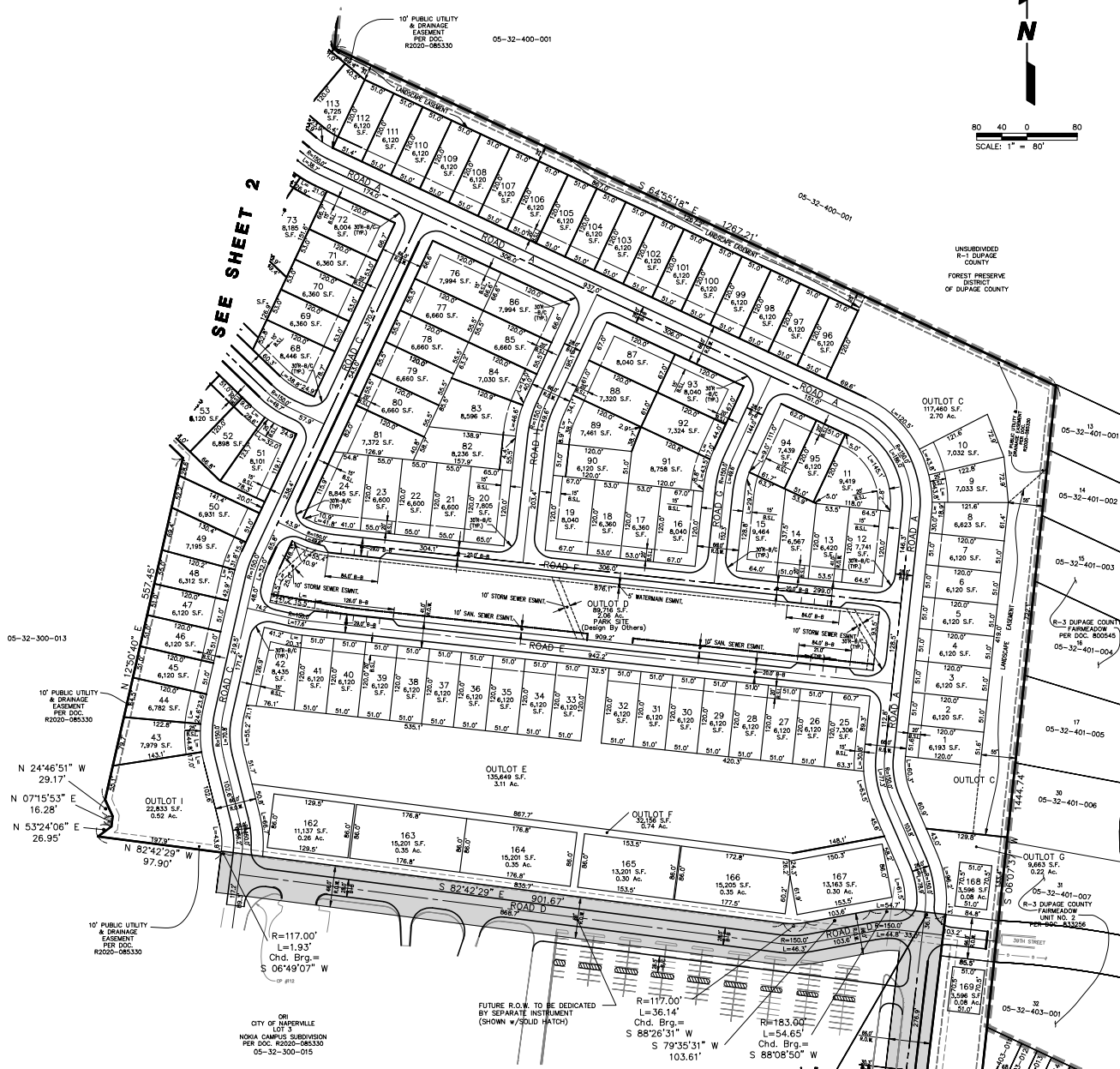
PRELIMINARY PLAT OF SUBDIVISION FOR MAPER COMMONS
CITY OF HAPERVILLE PROJECT NO.: 20-1000008
SHEET 2 OF 4

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LAST FILE CREATED: 7/2/2021 BY: CELIA LUMBERG

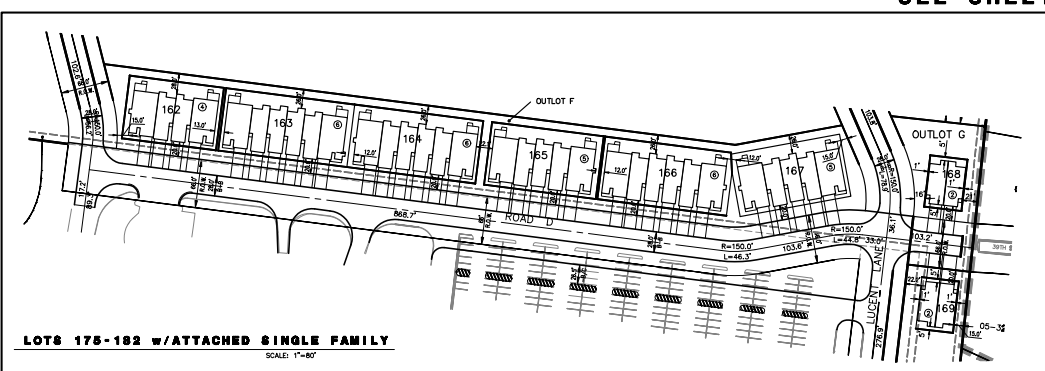


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SCALE: 1" = 80'

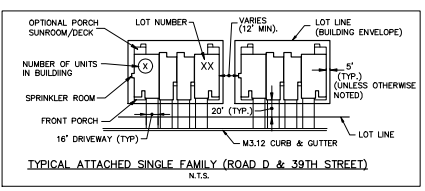


SEE SHEET 2

SEE SHEET 4



LOTS 175-182 w/ATTACHED SINGLE FAMILY
SCALE: 1"=80'



TYPICAL ATTACHED SINGLE FAMILY (ROAD D & 39TH STREET)
N.T.S.

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1900 E. GOLF ROAD, SUITE 300
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EXHIBIT B 230-5400

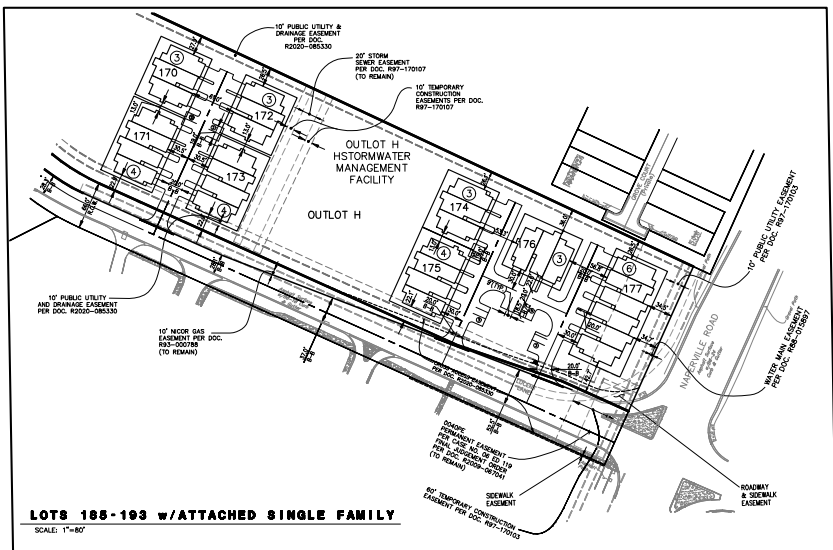
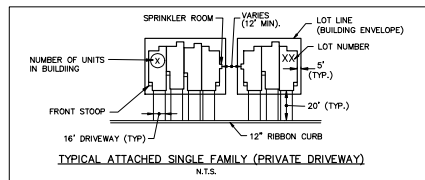
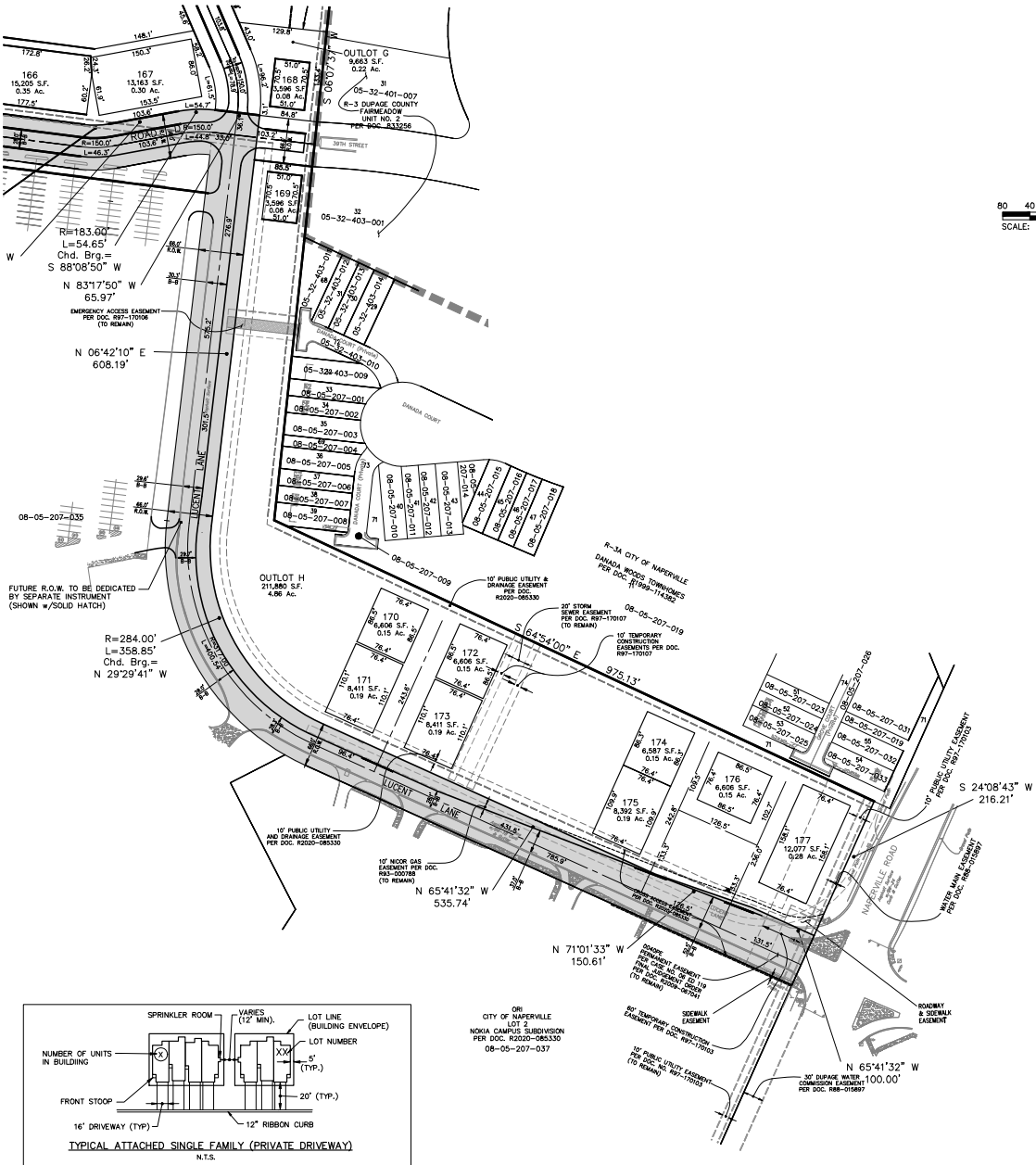
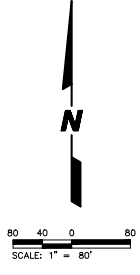
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04-08-21/AAL REVISED PER 2021-04-28 CITY COMMENTS

PRELIMINARY PLAN OF SUBDIVISION FOR MAPER COMMONS
CITY OF NAPERVILLE PROJECT NO.: 20-1000088
SHEET 3 OF 4
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DATE PLOTTED: 09/20/21 BY: CELE LUMBERG

SEE SHEET 3



LOTS 185-193 w/ATTACHED SINGLE FAMILY
SCALE: 1"=80'

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PRELIMINARY PLAN of SUBDIVISION FOR MAPER COMMONS
CITY OF NAPERVILLE PROJECT NO. 20-1000008
SHEET 4 OF 4

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