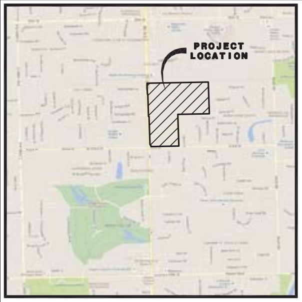
PRELIMINARY PLAT OF SUBDIVISION FOR

WAGNER FARMS

PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

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



LOCATION MAP

BENCHMARKS/CONTROL POINTS

ELEVATION REFERENCE MARKS

RMI-NAPERVILLE SURVEY MON. #1503. BERNSTEN 3D TOP SECURITY MONUMENT. CONSISTING OF A 9/16" DIA. STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4' LONG ROD TOTALING (8') IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER.
ELEVATION=670.06 (NAVD 88)

RM2-NAPERVILLE SURVEY MON. #1002. BERNSTEN 3D TOP SECURITY MONUMENT. CONSISTING OF A 9/16" DIA. STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4' LONG ROD TOTALING (24') IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER.
ELEVATION=667.49 (NAVD 88)

(HELD ABOVE BENCHMARKS AS THE BASIS OF VERTICAL DATUM FOR PROJECT)

CP 102 - CROSS CUT IN TOP OF CURB ADJACENT TO FIRE HYDRANT AT END OF FALCON DRIVE ON WEST SIDE OF ROAD.
ELEV: 664.395 NAVD 88

CP 113 - CUT CROSS IN CENTERLINE HEADWALL OF TRIPLE 21" RCP AT THE NORTHEAST CORNER OF ROUTE 59 & 103RD STREET.
ELEV: 668.19 NAVD88

CP 104 - CUT CROSS IN CENTERLINE OF THE END OF THE CONCRETE WALK AT SOUTHEAST CORNER OF SITE.
ELEV: 668.25 NAVD88

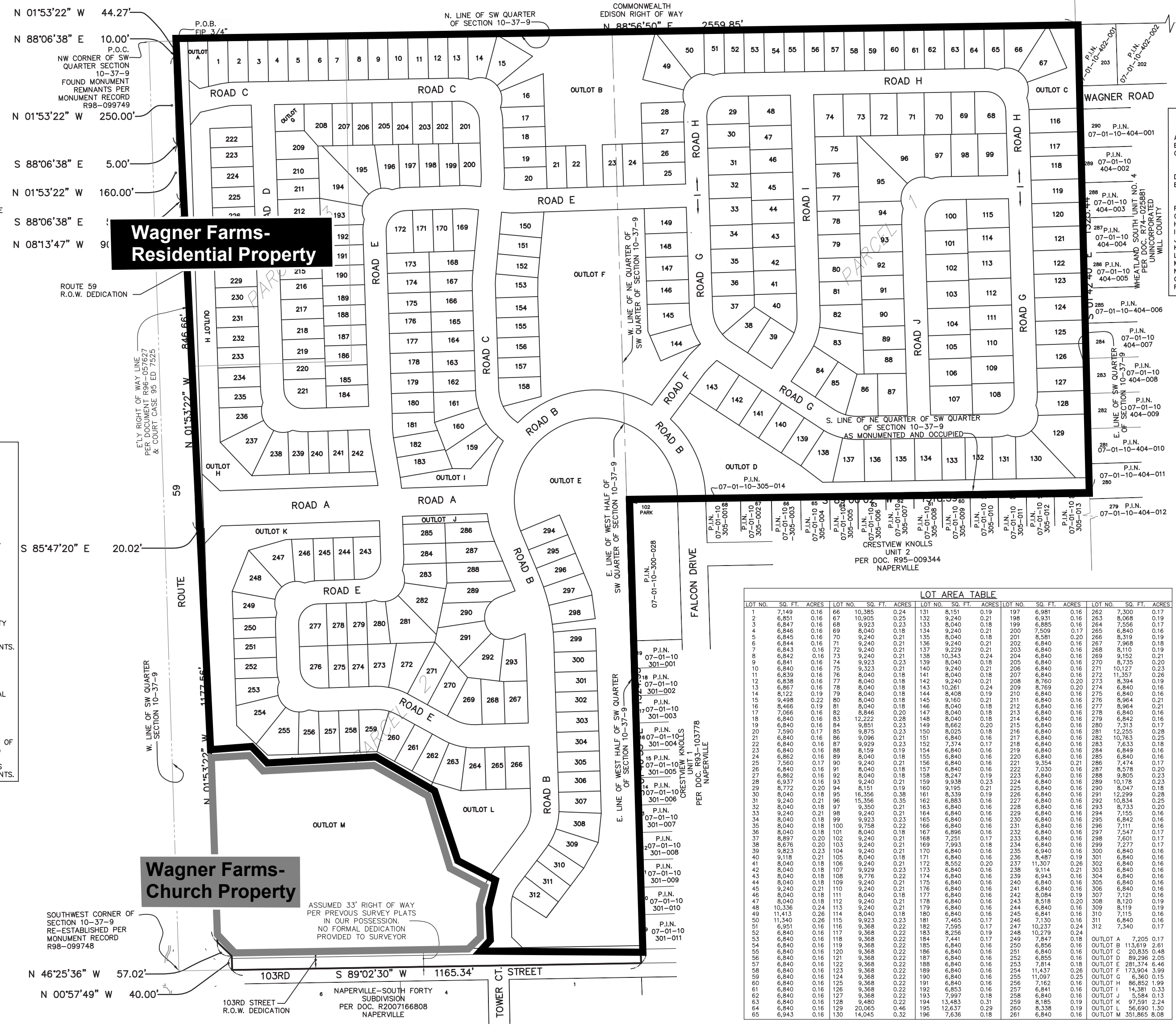
NOTES

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 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 ACCORDACE WITH CITY OF NAPERVILLE AND WILL 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 AND STATEMENTS 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 BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SW QUARTER OF SECTION 10-37-9 BEING N 01°51'11" W, MEASURED BETWEEN 2 MONUMENTS AS ESTABLISHED BY RECORD DOCUMENTS REFERENCED HERON. MEASUREMENTS WERE DERIVED FROM OBSERVATIONS UTILIZING THE CITY OF NAPERVILLE SURVEY CONTROL NEWTWORK MONUMENTS.

LINE LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- EXISTING CORPORATE LIMITS OF THE CITY OF NAPERVILLE (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 WILL COUNTY FIRM.

PLOT FILE CREATED: 12/13/2018 BY: LESLIE LUNDBERG DRAWING PATH: P:\402109\DWG\ENG\DRAWINGS\PRELIMINARY\PREOVR.DWG



PARCEL INDEX NUMBER
07-01-10-300-002
07-01-10-300-028
07-01-10-300-029
NAPERVILLE, ILLINOIS

SITE DATA

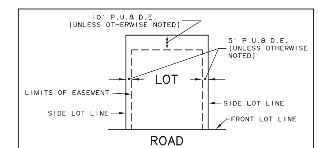
A.	TOTAL AREA	114.28 AC.±	100%
B.	PROPOSED ZONING	R2	
C.	EXTERNAL R.O.W.	2.19 AC.±	1.92%
	(103rd STREET)	1.36 AC.±	
	(ROUTE 59)	0.83 AC.±	
D.	INTERNAL R.O.W.	24.05 AC.±	21.04%
E.	COMMON OPEN SPACE (STORMWATER MANAGEMENT/OPEN SPACE & LANDSCAPE BUFFERS)	21.90 AC.±	19.16%
F.	CHURCH SITE	8.08 AC.±	7.07%
G.	NET RESIDENTIAL (DETACHED)	58.06 AC.±	50.81%
H.	NO. OF LOTS (DETACHED)	312	
I.	MINIMUM LOT SIZE	6,838 S.F.	
J.	MAXIMUM LOT SIZE	20,065 S.F.	
K.	AVERAGE LOT SIZE	8,146 S.F.	
L.	FRONT YARD SETBACK	25 FT.	
M.	CORNER SIDE YARD SETBACK	15 FT.	
N.	INTERIOR SIDE YARD SETBACK	6' MIN. w/COMBINED 16' TOTAL	
O.	REAR YARD SETBACK	25 FT.	
P.	GROSS MODIFIED DENSITY $\frac{H}{A-C}$	2.78 DU/AC.	

ABBREVIATIONS

N.	- NORTH
S.	- SOUTH
E.	- EAST
W.	- WEST
NW.	- NORTHWEST
DOC.	- DOCUMENT
F.I.P.	- FOUND IRON PIPE
F.I.R.	- FOUND IRON ROD
MON.	- MONUMENT
℄	- ON LINE
REC.	- RECORD
L	- ARC LENGTH
R	- RADIUS
R.O.W.	- RIGHT OF WAY
Ac.	- ACRE
S.F	- SQUARE FEET
B.S.L.	- BUILDING SETBACK LINE
DU/AC	- DWELLING UNITS PER ACRE
B/C	- BACK OF CURB
B-B	- BACK TO BACK
P.U.& D.E.	- INDICATES PUBLIC UTILITIES AND DRAINAGE EASEMENT

LOT AREA TABLE

LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES
1	7,149	0.16	66	10,385	0.24	131	8,151	0.19	197	6,981	0.16	262	7,300	0.17
2	6,851	0.16	67	10,905	0.25	132	9,240	0.21	198	6,931	0.16	263	8,068	0.19
3	6,847	0.16	68	9,923	0.23	133	8,040	0.18	199	6,885	0.16	264	7,556	0.17
4	6,846	0.16	69	8,040	0.18	134	9,240	0.21	200	7,509	0.17	265	6,840	0.16
5	6,845	0.16	70	9,240	0.21	135	8,040	0.18	201	8,581	0.20	266	8,319	0.19
6	6,844	0.16	71	9,240	0.21	136	9,240	0.21	202	6,840	0.16	267	7,968	0.18
7	6,843	0.16	72	9,240	0.21	137	9,229	0.21	203	6,840	0.16	268	8,110	0.19
8	6,842	0.16	73	9,240	0.21	138	10,343	0.24	204	6,840	0.16	269	9,152	0.21
9	6,841	0.16	74	9,923	0.23	139	8,040	0.18	205	6,840	0.16	270	8,735	0.20
10	6,840	0.16	75	9,323	0.21	140	9,240	0.21	206	6,840	0.16	271	10,127	0.23
11	6,839	0.16	76	8,040	0.18	141	8,040	0.18	207	6,840	0.16	272	11,357	0.26
12	6,838	0.16	77	8,040	0.18	142	9,240	0.21	208	8,760	0.20	273	8,394	0.19
13	6,867	0.16	78	8,040	0.18	143	10,261	0.24	209	8,769	0.20	274	6,840	0.16
14	8,122	0.19	79	8,040	0.18	144	8,408	0.19	210	6,840	0.16	275	6,840	0.16
15	9,498	0.22	80	8,040	0.18	145	9,160	0.21	211	6,840	0.16	276	8,964	0.21
16	8,466	0.19	81	8,040	0.18	146	8,040	0.18	212	6,840	0.16	277	8,964	0.21
17	7,066	0.16	82	8,846	0.20	147	8,040	0.18	213	6,840	0.16	278	6,840	0.16
18	6,840	0.16	83	12,222	0.28	148	8,040	0.18	214	6,840	0.16	279	6,842	0.16
19	6,840	0.16	84	9,851	0.23	149	8,662	0.20	215	6,840	0.16	280	7,313	0.17
20	7,590	0.17	85	9,875	0.23	150	8,025	0.18	216	6,840	0.16	281	12,255	0.28
21	6,840	0.16	86	9,096	0.21	151	6,840	0.16	217	6,840	0.16	282	10,763	0.25
22	6,840	0.16	87	9,929	0.23	152	7,374	0.17	218	6,840	0.16	283	7,633	0.18
23	6,840	0.16	88	8,159	0.19	154	6,840	0.16	219	6,840	0.16	284	6,849	0.16
24	6,862	0.16	89	8,040	0.18	155	6,840	0.16	220	6,840	0.16	285	6,840	0.16
25	7,560	0.17	90	9,240	0.21	156	6,840	0.16	221	9,354	0.21	286	7,474	0.17
26	6,840	0.16	91	8,040	0.18	157	6,840	0.16	222	7,030	0.16	287	8,578	0.20
27	6,862	0.16	92	8,040	0.18	158	8,247	0.19	223	6,840	0.16	288	9,805	0.23
28	6,937	0.16	93	9,240	0.21	159	9,938	0.23	224	6,840	0.16	289	10,178	0.23
29	8,772	0.20	94	8,151	0.19	160	9,195	0.21	225	6,840	0.16	290	8,047	0.18
30	8,040	0.18	95	16,356	0.38	161	8,339	0.19	226	6,840	0.16	291	12,299	0.28
31	9,240	0.21	96	15,356	0.35	162	6,883	0.16	227	6,840	0.16	292	10,834	0.25
32	8,040	0.18	97	9,350	0.21	163	6,840	0.16	228	6,840	0.16	293	8,733	0.20
33	9,240	0.21	98	9,240	0.21	164	6,840	0.16	229	6,840	0.16	294	7,155	0.16
34	8,040	0.18	99	9,923	0.23	165	6,840	0.16	230	6,840	0.16	295	6,842	0.16
35	8,040	0.18	100	9,758	0.22	166	6,840	0.16	231	6,840	0.16	296	7,111	0.16
36	8,040	0.18	101	8,040	0.18	167	6,896	0.16	232	6,840	0.16	297	7,547	0.17
37	8,897	0.20	102	9,240	0.21	168	7,251	0.17	233	6,840	0.16	298	7,601	0.17
38	8,676	0.20	103	9,240	0.21	169	7,993	0.18	234	6,840	0.16	299	7,277	0.17
39	9,823	0.23	104	9,240	0.21	170	6,840	0.16	235	6,940	0.16	300	6,840	0.16
40	9,118	0.21	105	8,040	0.18	171	6,840	0.16	236	8,487	0.19	301	6,840	0.16
41	8,040	0.18	106	9,240	0.21	172	8,552	0.20	237	11,307	0.26	302	6,840	0.16
42	8,040	0.18	107	9,929	0.23	173	6,840	0.16	238	9,114	0.21	303	6,840	0.16
43	8,040	0.18	108	9,776	0.22	174	6,840	0.16	239	6,943	0.16	304	6,840	0.16
44	8,040	0.18	109	9,240	0.21	175	6,840	0.16	240	6,840	0.16	305	6,840	0.16
45	9,240	0.21	110	9,240	0.21	176	6,840	0.16	241	6,840	0.16	306	6,840	0.16
46	8,040	0.18	111	8,040	0.18	177	6,840	0.16	242	8,084	0.19	307	7,121	0.16
47	8,040	0.18	112	9,240	0.21	178	6,840	0.16	243	8,518	0.20	308	8,120	0.19
48	10,336	0.24	113	9,240	0.21	179	6,840	0.16	244	6,840	0.16	309	8,119	0.19
49	11,413	0.26	114	8,040	0.18	180	6,840	0.16	245	6,841	0.16	310	7,115	0.16
50	11,340	0.26	115	9,923	0.23	181	7,465	0.17	246	7,130	0.16	311	6,840	0.16
51	6,951	0.16	116	9,368	0.22	182	7,595	0.17	247	10,237	0.24	312	7,340	0.17
52	6,840	0.16	117	9,368	0.22	183	8,256	0.19	248	10,279	0.24			
53	6,840	0.16	118	9,368	0.22	184	7,441	0.17	249	7,847	0.18	OUTLOT A	7,205	0.17
54	6,840	0.16	119	9,368	0.22	185	6,840	0.16	250	6,856	0.16	OUTLOT B	113,619	2.61
55	6,840	0.16	120	9,368	0.22	186	6,840	0.16	251	6,840	0.16	OUTLOT C	20,835	0.48
56	6,840	0.16	121	9,368	0.22	187	6,840	0.16	252	6,855	0.16	OUTLOT D	89,296	2.05
57	6,840	0.16	122	9,368	0.22	188	6,840	0.16	253	7,814	0.18	OUTLOT E	281,374	6.46
58	6,840	0.16	123	9,368	0.22	189	6,840	0.16	254	11,437	0.26	OUTLOT F	173,904	3.99
59	6,840	0.16	124	9,368	0.22	190	6,840	0.16	255	11,097	0.25	OUTLOT G	6,360	0.15
60	6,840	0.16	125	9,368	0.22	191	6,840	0.16	256	7,162	0.16	OUTLOT H	86,852	1.99
61	6,840	0.16	126	9,368	0.22	192	6,853	0.16	257	6,841	0.16	OUTLOT I	14,381	0.33
62	6,840	0.16	127	9,368	0.22	193	7,997	0.18	258	6,840	0.16	OUTLOT J	5,584	0.13
63	6,840	0.16	128	9,480	0.22	194	13,483	0.31	259	8,185	0.19	OUTLOT K	97,591	2.24
64	6,840	0.16	129	20,065	0.46	195	12,637	0.29	260	8,338	0.19	OUTLOT L	56,690	1.30
65	6,943	0.16	130	14,045	0.32	196	7,636	0.18	261	6,840	0.16	OUTLOT M	351,865	8.08



EASEMENT DETAIL
(NO SCALE)

PREPARED FOR:

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DISC NO.: 402109 FILE NAME: PREOVR
DRAWN BY: LAL/AJB FLD. BK. / PG. NO.: ----
COMPLETION DATE: 07-30-18 JOB NO.: 402.109
XREF : TOPO PROJECT MANAGER : CRM
10-29-18/LAL: REVISED PER CITY REVIEW COMMENTS DATED 9/5/18
12-12-18/LAL: REVISED PER CITY REVIEW COMMENTS DATED 11/14/18

PRELIMINARY PLAT OF SUBDIVISION FOR WAGNER FARMS
CITY OF NAPERVILLE PROJECT NO.: 18-10000087

SHEET 1 OF 4

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EXHIBIT D