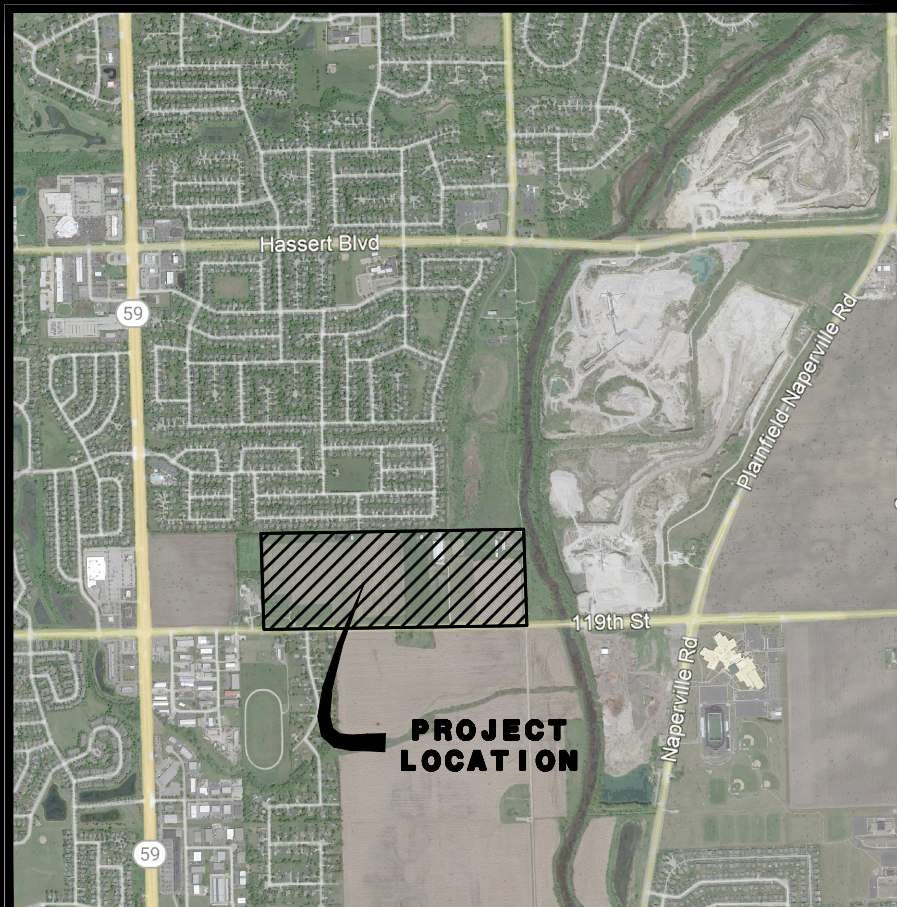


PRELIMINARY ENGINEERING PLAN FOR NAPERVILLE POLO CLUB

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 37 NORTH,
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		CLEANOUT
		SLOPE INLET BOX
		HEADWALL
		END SECTION
		STORM SEWER
		SANITARY SEWER
		FORCE MAIN
		WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
		ELEVATIONS
		STREET LIGHT - ACUITY 23 W, 3000K LED 23' MH
		STREET LIGHT - ACUITY 40 W, 3000K LED 23' MH
		STREET LIGHT - ACUITY 209 W, 4000K LED 40' MH
		WATERMAIN PROTECTION
		RIP-RAP
		OVERFLOW ROUTE



LOCATION MAP

BENCHMARKS/CONTROL POINTS

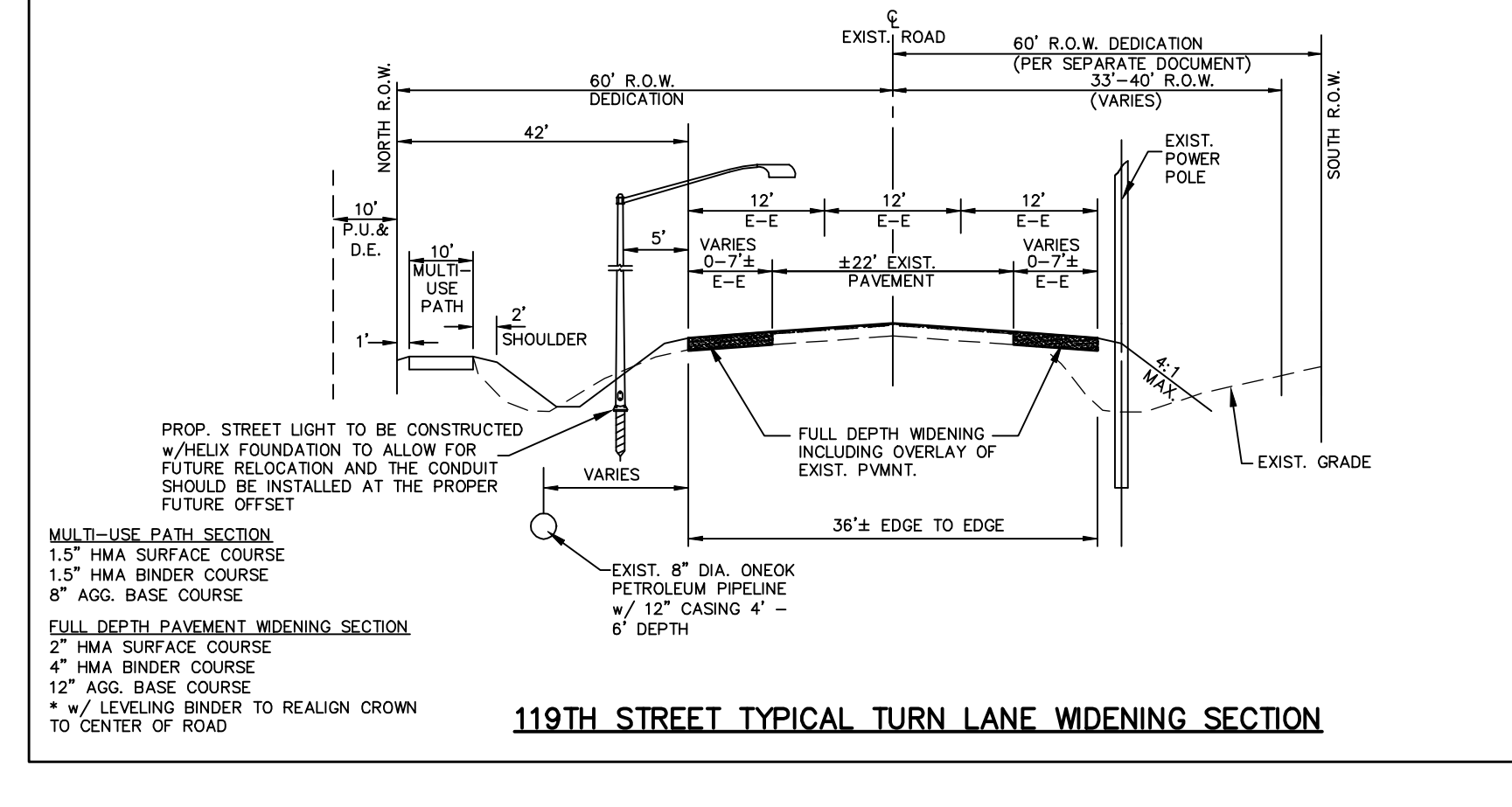
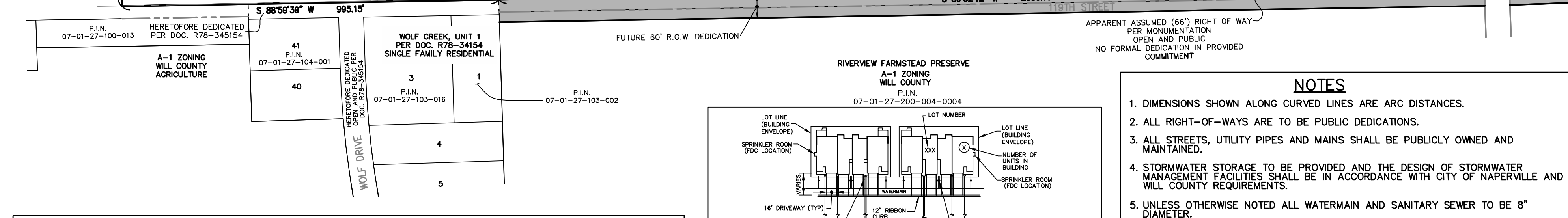
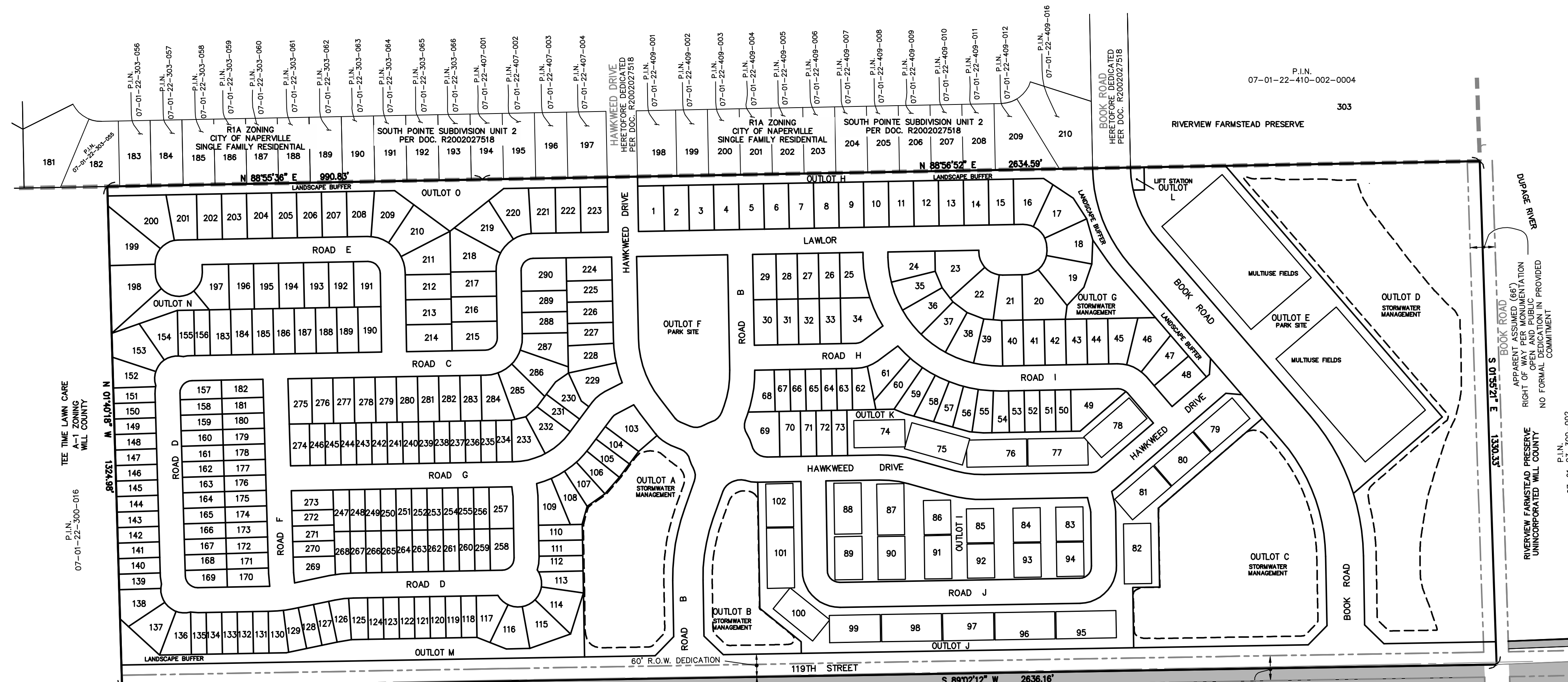
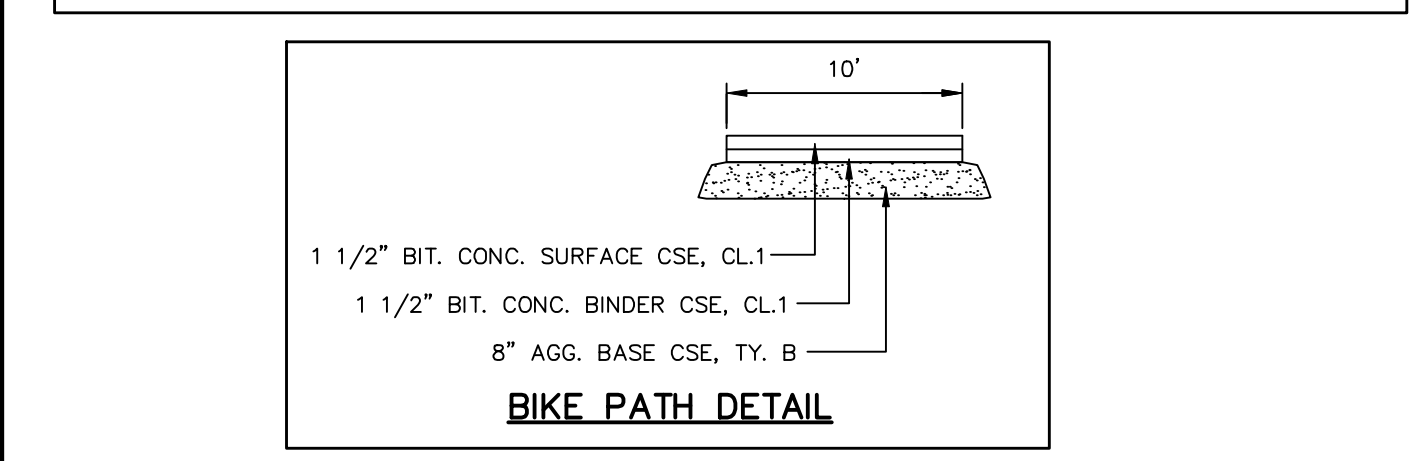
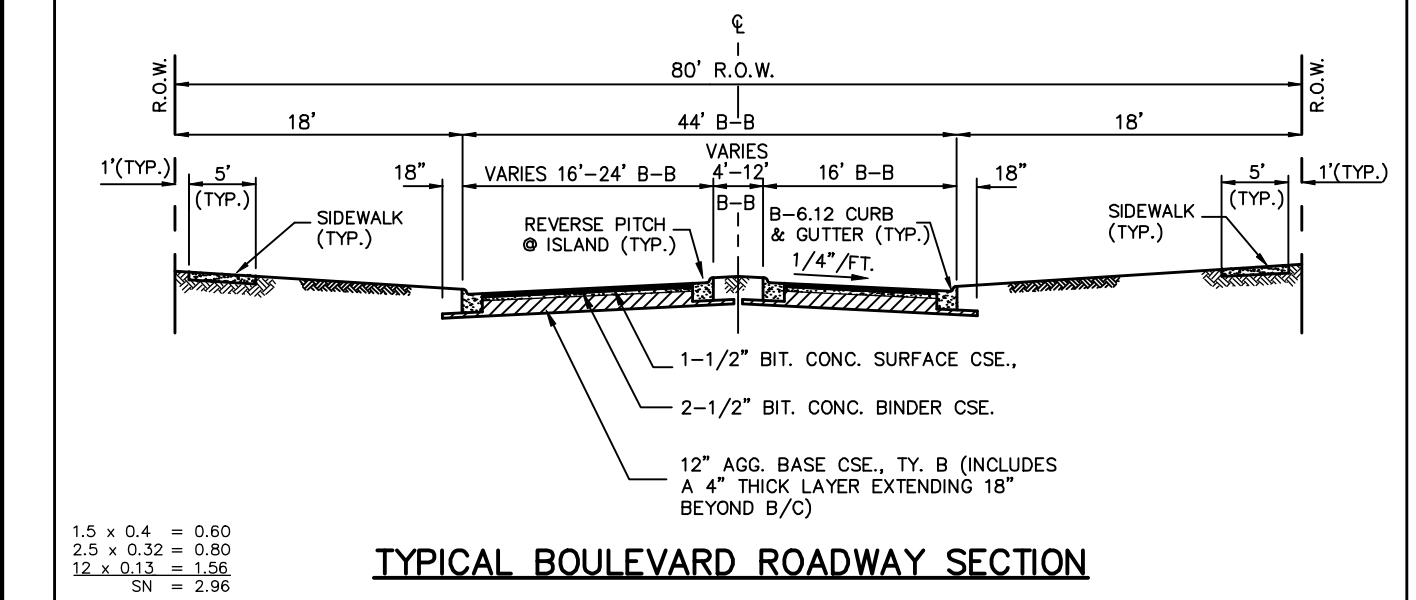
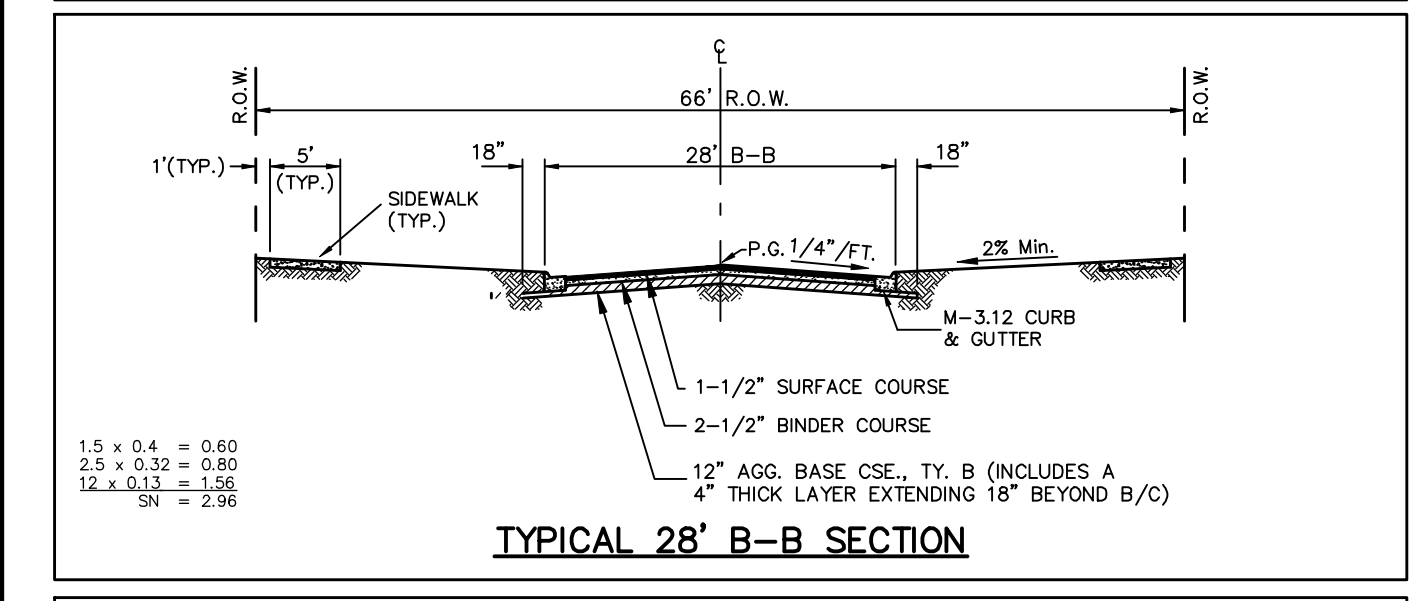
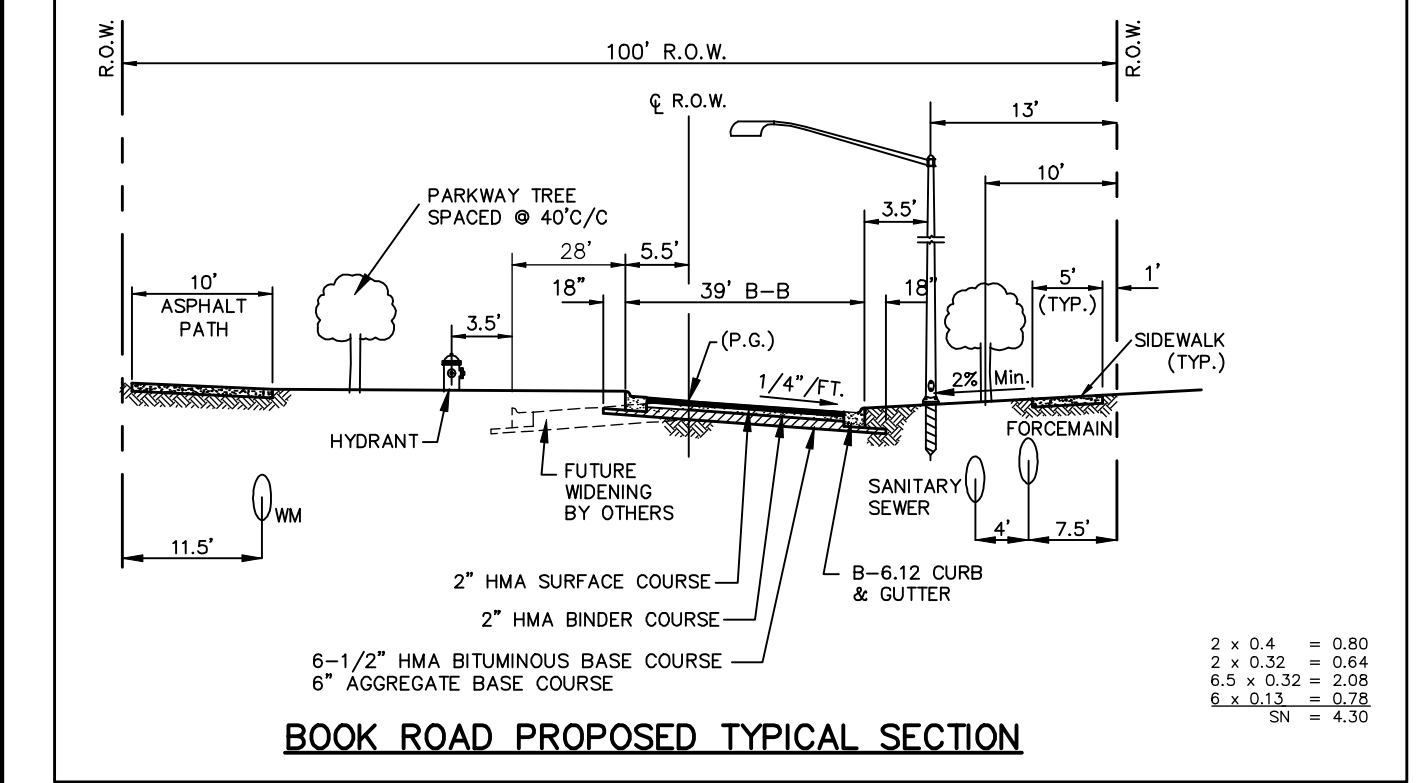
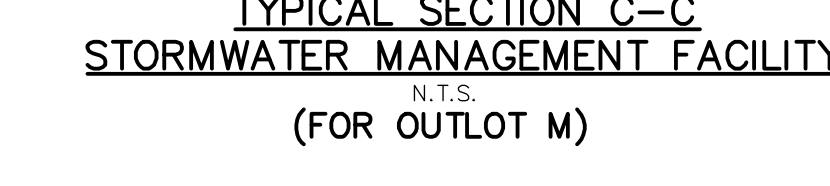
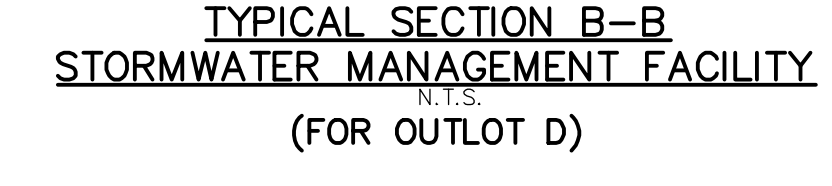
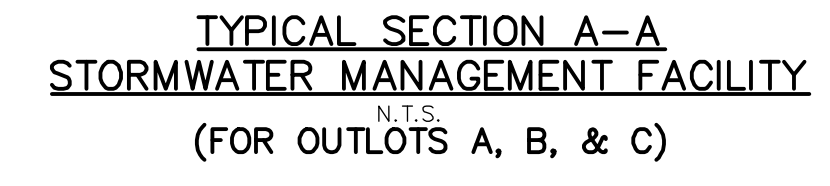
CITY OF NAPERVILLE BENCHMARK STATION NO. 1001: BERNSTEIN 3D TOP SECURITY MONUMENT, CONSISTING OF A 9/16" DIA. STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4" LONG ROD TOTALING (16") IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER. LOCATED AT THE NORTHEAST CORNER OF WILD TIMOTHY ROAD AND SWITCHGRASS LANE, MONUMENT LOCATED 50.61 FEET EAST OF "X" CUT ON NORTH RIM OF VALVE VAULT LOCATED AT THE NORTHWEST CORNER OF WILD TIMOTHY ROAD AND SWITCHGRASS LANE AND 73.21 FEET NORTH OF "X" CUT ON NORTH RIM OF VALVE VAULT LOCATED AT THE SOUTHEAST CORNER OF WILD TIMOTHY ROAD AND SWITCHGRASS LANE. ELEVATION: 651.59 NAVD 88

BENCHMARK #13 - RR SPIKE SET IN WEST FACE OF UTILITY POLE AT THE NORTHWEST CORNER OF 119TH STREET AND BOOK ROAD. ELEV. = 620.29 NAVD 88

BENCHMARK #16 - RR SPIKE SET IN 11TH UTILITY POLE WEST OF BOOK ROAD. ELEV. = 632.52 NAVD 88

CONTROL POINTS

CP #104 - FOUND "X" IN TOP OF CURB ON EAST SIDE OF HAWKWEED DRIVE APPROXIMATELY 13 FEET NORTH OF SUBJECT SITE. NORTHING: 1822362.98 EASTING: 1022555.01 ELEVATION: 637.10 NAVD 88



SITE DATA

0). TOTAL AREA	110.57 AC. ±
01). PROPOSED ZONING	R2 PUD
02). 119TH STREET DEDICATION	5.00 AC. ±
03). BOOK ROAD DEDICATION	3.41 AC. ±
04). INTERNAL R.O.W. W/ DEDICATION	20.02 AC. ±
05). PARK DEDICATION [OUTLOT E & OUTLOT F]	8.04 AC. ±
06). NET AREA (TOTAL AREA LESS DEDICATIONS AND R.O.W.)	74.10 AC. ±
07). OPEN SPACE (STORMWATER/Common Area/Landscape Buffer)	29.30 AC. ±
08). LIFT STATION (OUTLOT N)	0.05 AC. ±
09). OPEN SPACE (P.U.D. STANDARDS)	36.82%
10). RESIDENTIAL UNITS: TOWNHSE (SINGLE FAMILY ATTACHED)	136
FRONT YARD SETBACK	25 FT.
CORNER SIDE YARD SETBACK	15 FT.
REAR YARD SETBACK	25 FT.
BUILDING SEPARATION FRONT TO FRONT	6 FT. MIN. w/COMBINED 16 FT. TOTAL
REAR TO REAR	12 FT.
SIDE TO SIDE	12 FT.
REAR TO SIDE	30 FT.
MEADOWS (SINGLE FAMILY DETACHED) (56' X 120' LOTS)	56
MINIMUM LOT SIZE	6,720 S.F.
AVERAGE LOT SIZE	7,360 S.F.
MAXIMUM LOT SIZE	10,499 S.F.
FRONT YARD SETBACK	25 FT.
CORNER SIDE YARD SETBACK	15 FT.
INTERIOR SIDE YARD SETBACK	6 FT. MIN. w/COMBINED 16 FT. TOTAL
REAR YARD SETBACK	25 FT.
ESTATES (SINGLE FAMILY DETACHED) (66' X 120' LOTS)	57
MINIMUM LOT SIZE	7,920 S.F.
AVERAGE LOT SIZE	8,976 S.F.
MAXIMUM LOT SIZE	15,681 S.F.
FRONT YARD SETBACK	25 FT.
CORNER SIDE YARD SETBACK	15 FT.
INTERIOR SIDE YARD SETBACK	6 FT. MIN. w/COMBINED 16 FT. TOTAL
REAR YARD SETBACK	25 FT.
SPRINGS (SINGLE FAMILY DETACHED) (41' X 110' LOTS)	148
MINIMUM LOT SIZE	4,510 S.F.
AVERAGE LOT SIZE	5,129 S.F.
MAXIMUM LOT SIZE	10,728 S.F.
FRONT YARD SETBACK	20 FT.
CORNER SIDE YARD SETBACK	10 FT.
INTERIOR SIDE YARD SETBACK	5 FT. MIN. w/COMBINED 11 FT. TOTAL
REAR YARD SETBACK	20 FT.
11). TOTAL UNITS	397
12). GROSS MODIFIED DENSITY	3.89 DU/AC.
13). LOT AREA	
REQUIRED SINGLE FAMILY DETACHED (6,000 X 261)	1,566,000 S.F.
SINGLE FAMILY ATTACHED (4,000 X 136)	544,000 S.F.
TOTAL REQUIRED AREA	2,110,000 S.F.
PROVIDED SINGLE FAMILY DETACHED	1,682,944 S.F.
SINGLE FAMILY ATTACHED	770,798 S.F.
TOTAL	2,453,742 S.F.
DIFFERENCE	343,742 S.F.
0). TOWNHOME GUEST PARKING REQUIRED PROVIDED	(2.25 SPACES PER UNIT @ 136 TH) = 306 SPACES
01). MULTIUSE FIELDS PARKING REQUIRED PROVIDED	(4 SPACES PER UNIT @ 136 TH) = 544 SPACES

- ### NOTES
- DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
 - ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
 - ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
 - STORMWATER STORAGE 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.
 - ALL SANITARY SERVICE CONNECTIONS TO SANITARY SEWER MAINS MUST HAVE AN OVERHEAD SEWER SYSTEM WITHIN THE BUILDING.
 - 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.
 - ANY EXISTING WELL AND SEPTIC FIELDS SHALL BE ABANDONED ACCORDING TO COUNTY HEALTH DEPARTMENT. DOCUMENTATION TO BE PROVIDED TO THE CITY.
 - ELECTRIC FACILITIES SHALL BE INSTALLED PURSUANT TO SECTION 8-1C-3 OF THE CITY OF NAPERVILLE MUNICIPAL CODE, WHICH REQUIRES A CONSTRUCTION FEE PAYMENT FOR INSTALLATION OF ELECTRIC FACILITIES.
 - DPUE REQUIRES A MINIMUM 5' OF SEPARATION BETWEEN ITS ELECTRIC FACILITIES AND ANY FIRE HYDRANTS, STORM DRAINS, STORM SEWERS, WATER MAINS, GAS MAINS, ETC. THAT RUN PARALLEL TO ITS FACILITIES. A MINIMUM 5' OF SEPARATION BETWEEN ITS ELECTRIC FACILITIES AND NEW TREES, LARGER TREES HAVE LARGER ROOT SYSTEMS AND WILL REQUIRE A LARGER CLEARANCE.
 - NO TREES, SHRUBS, OR OBSTACLES WILL BE ALLOWED WITHIN 10' OF THE FRONT, OR WITHIN 5' OF THE SIDES/REAR OF THE TRANSFORMER, OR WITHIN 5' OF UNDERGROUND CABLE. CONCRETE FILLED PIPE BOLLARDS SHALL BE INSTALLED IF THE TRANSFORMER IS IN AN AREA WHERE THERE IS VEHICULAR MOVEMENT.
 - THE CUSTOMER SHALL BE SOLELY RESPONSIBLE AT ALL TIMES TO MAINTAIN A SUITABLE APPROACH TO THE METER LOCATION, WITH NO OBSTRUCTIONS WITHIN FOUR (4) FEET OF THE FRONT AND TWO (2) FEET OF THE SIDES OF THE METER. PER NAPERVILLE SERVICE RULES AND POLICIES 22.2.F.
 - CLEARANCE TO TRANSFORMER PAD MUST BE 5' FROM ALL SIDES, 10' FROM FRONT, AND THE AREA ABOVE MUST BE COMPLETELY CLEAR OF OBSTRUCTION. TRANSFORMER PAD MUST MAINTAIN MINIMUM CLEARANCE OF 20' FROM EGRESS POINTS. UPDATE TRANSFORMER PAD LOCATIONS TO ACCOMMODATE THESE CLEARANCES. PER DPUE SPECIFICATION C10-2130 AND C30-0016.

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SCHAUMBURG, IL 60173
(847) 230-5400
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DISC NO.: 402151 FILE NAME: PREOVR
DRAWN BY: LAL FLD. BK. / PG. NO.: ---
COMPLETION DATE: 06-06-2022 JOB NO.: 402.151

XREF: TOPO PROJECT MANAGER: CRM
07-22-22/LAL REVISED PER CITY REVIEW COMMENTS RECEIVED 7/15/22
08-17-22/LAL REVISED PER CITY REVIEW COMMENTS RECEIVED 8/9/22
08-26-22/LAL REVISED PER NEIGHBORHOOD MEETING
09-23-22/LAL REVISED PER CITY REVIEW COMMENTS RECEIVED 10/19/22
12-14-22/LAL REVISED PER CITY REVIEW COMMENTS DATED 10/19/22
01-16-23/LAL REVISED PER CITY REVIEW COMMENTS DATED 1/19/23

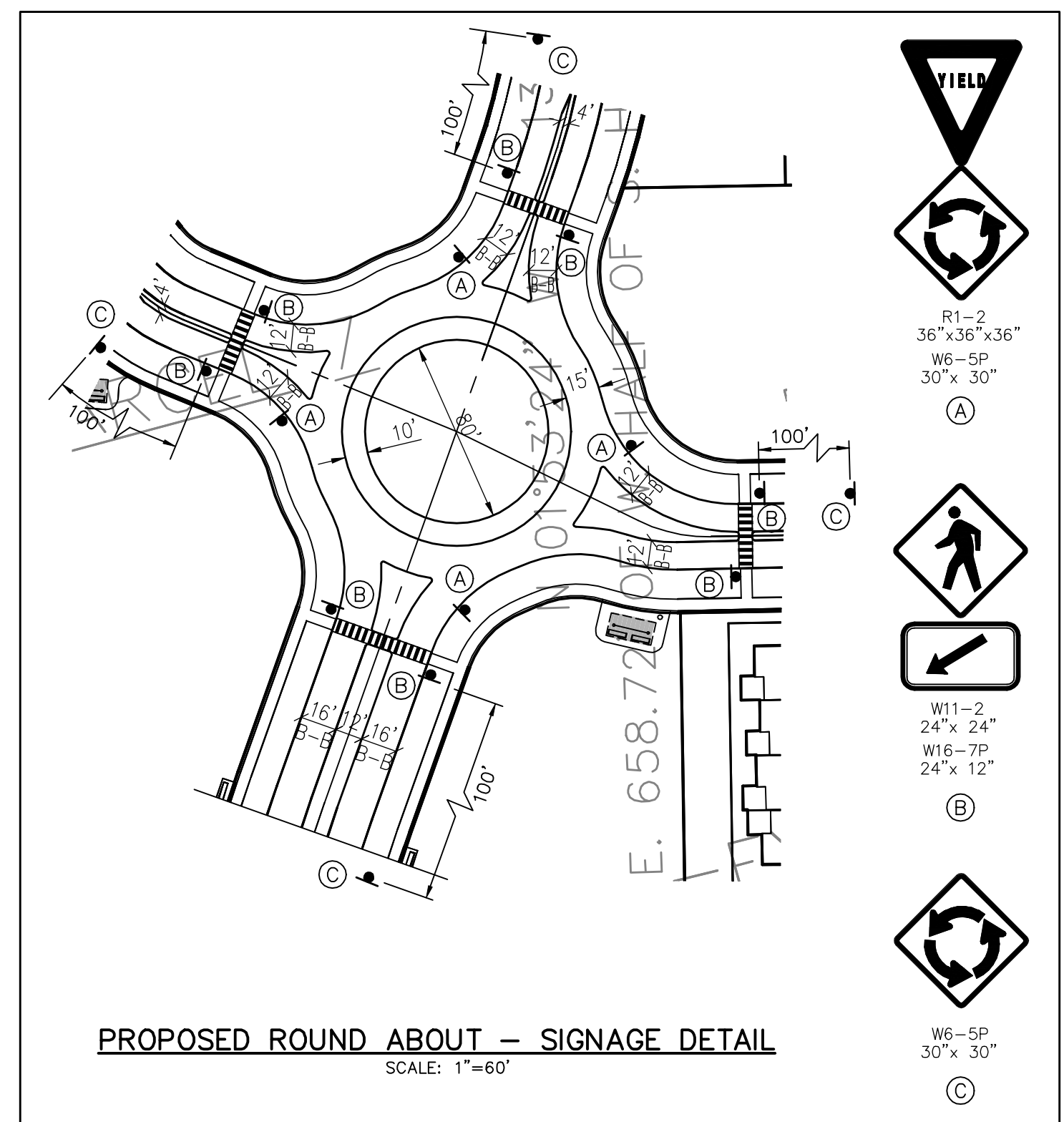
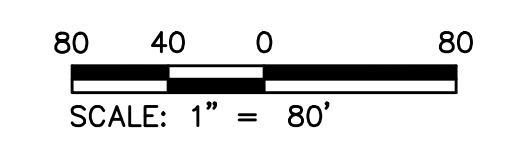
PRELIMINARY ENGINEERING PLAN FOR POLO CLUB
CITY OF NAPERVILLE PROJECT NO. 22-1000058-
(SHEET 1 OF 6)

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CONNECT TO EXISTING WATERMAIN
w/8"x8"x12" CUT IN TEE

PROPOSED EMERGENCY ACCESS GATE.
TO BE REMOVED AT CITY DISCRETION.



SITTING AREAS
(SEE LANDSCAPE PLANS
FOR DETAILS)

CONCRETE BENCH PADS
(SEE LANDSCAPE PLANS
FOR DETAILS)

STORMWATER MANAGEMENT FACILITY 004
HWL = 634.0
NWL = 628.0
STORMWATER MANAGEMENT REQUIRED=10.75 AC./FT.
STORMWATER MANAGEMENT PROVIDED=10.96 AC./FT.

CONCRETE BENCH PADS
(SEE LANDSCAPE PLANS
FOR DETAILS)

EQUALIZER PIPE

OUTLOT A
STORMWATER
MANAGEMENT
EXCAVATE TO
BEDROCK
PROVIDE 8'
SAFETY
LEDGE IF
MORE THAN
3' DEEP

OUTLOT B
STORMWATER
MANAGEMENT

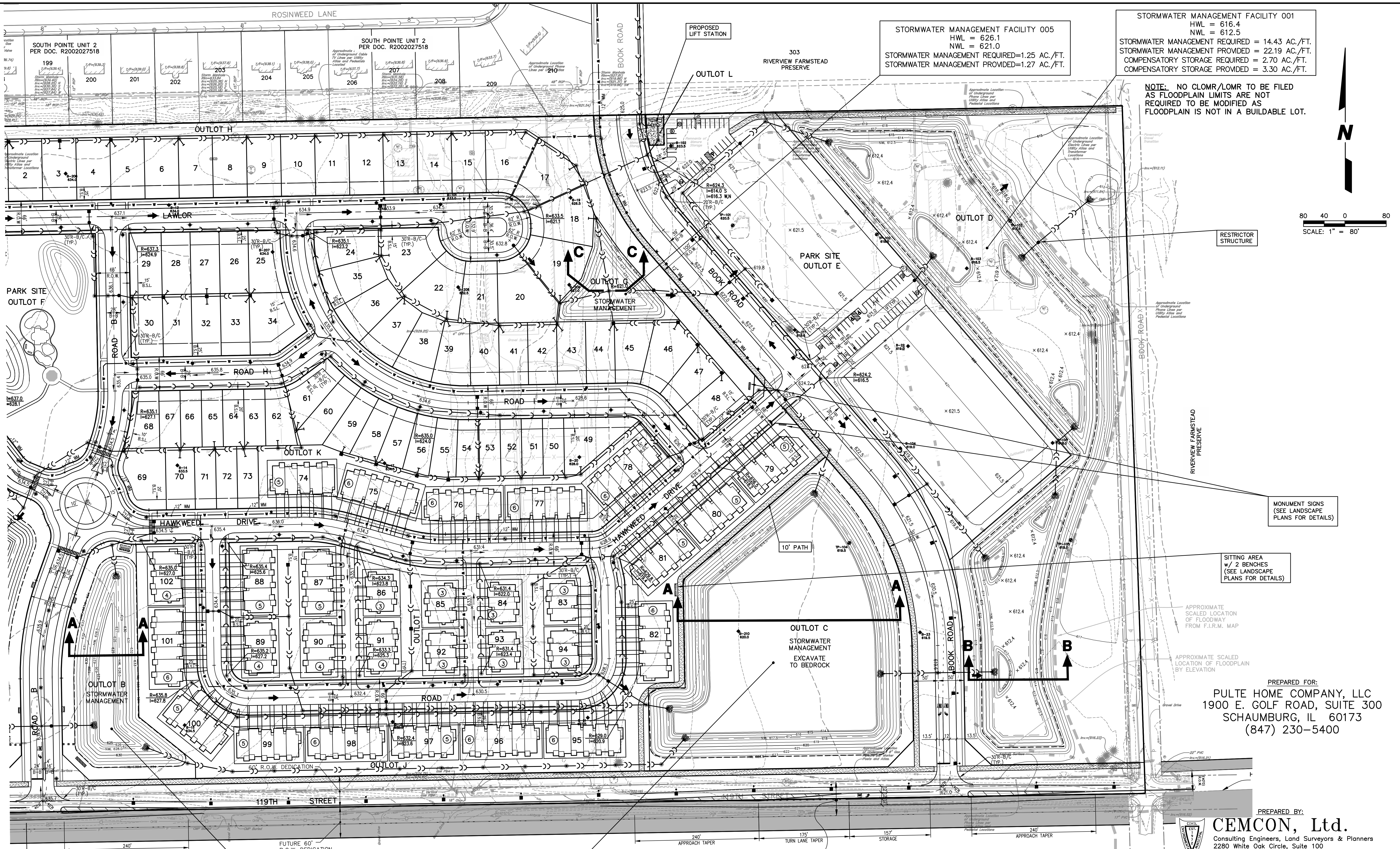
MONUMENT SIGNS AND
PIERS (SEE LANDSCAPE
PLANS FOR DETAILS)

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PLOT FILE CREATOR: 1/20/2023 BY: LESLIE LAMBERG



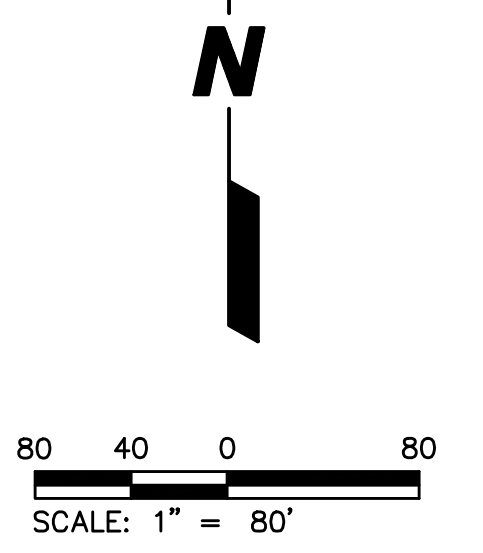
STORMWATER MANAGEMENT FACILITY 001
 HWL = 616.4
 NWL = 612.5
 STORMWATER MANAGEMENT REQUIRED = 14.43 AC./FT.
 STORMWATER MANAGEMENT PROVIDED = 22.19 AC./FT.
 COMPENSATORY STORAGE REQUIRED = 2.70 AC./FT.
 COMPENSATORY STORAGE PROVIDED = 3.30 AC./FT.

STORMWATER MANAGEMENT FACILITY 005
 HWL = 626.1
 NWL = 621.0
 STORMWATER MANAGEMENT REQUIRED = 1.25 AC./FT.
 STORMWATER MANAGEMENT PROVIDED = 1.27 AC./FT.

SOUTH POINTE UNIT 2
 PER DOC. R2002027518

SOUTH POINTE UNIT 2
 PER DOC. R2002027518

NOTE: NO CLOMR/LOMR TO BE FILED AS FLOODPLAIN LIMITS ARE NOT REQUIRED TO BE MODIFIED AS FLOODPLAIN IS NOT IN A BUILDABLE LOT.



RESTRICTOR STRUCTURE

MONUMENT SIGNS
 (SEE LANDSCAPE PLANS FOR DETAILS)

SITTING AREA
 W/ 2 BENCHES
 (SEE LANDSCAPE PLANS FOR DETAILS)

APPROXIMATE SCALED LOCATION OF FLOODWAY FROM F.I.R.M. MAP

APPROXIMATE SCALED LOCATION OF FLOODPLAIN BY ELEVATION

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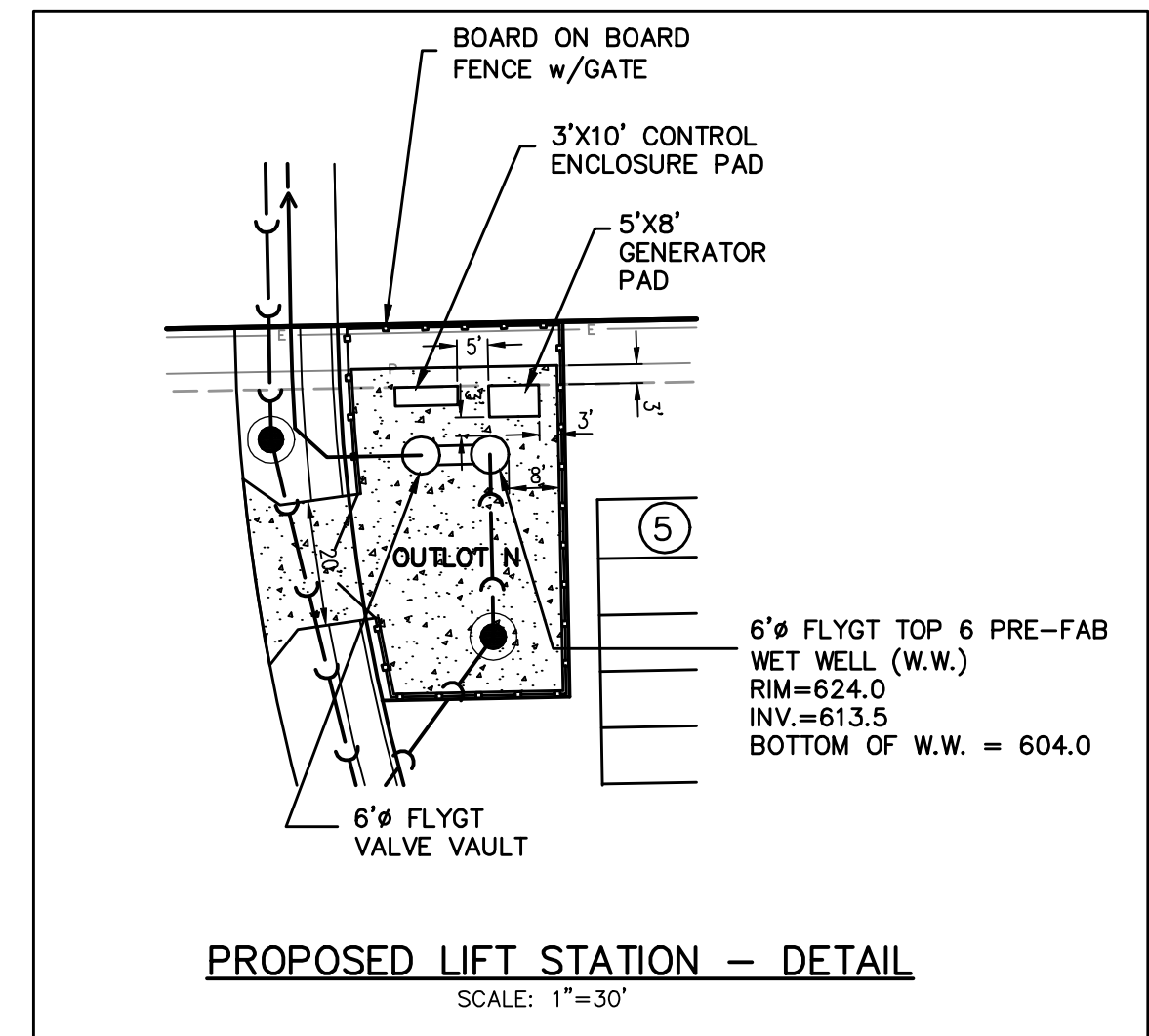
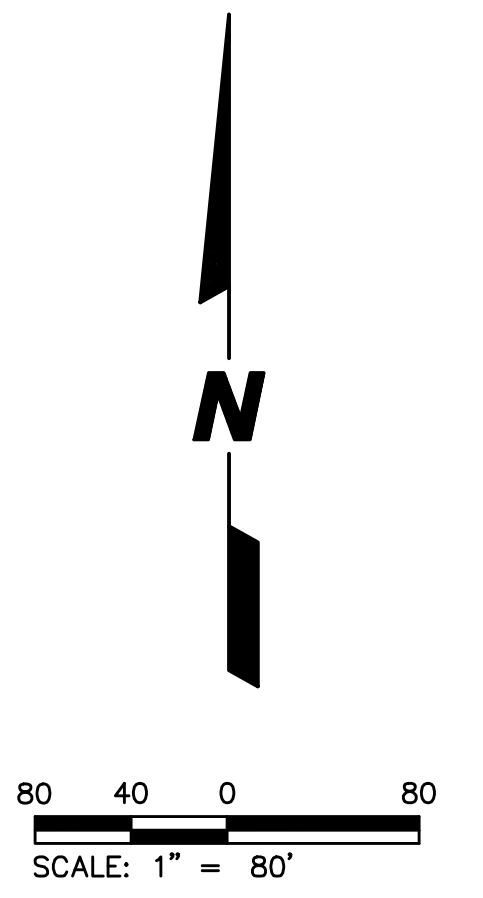
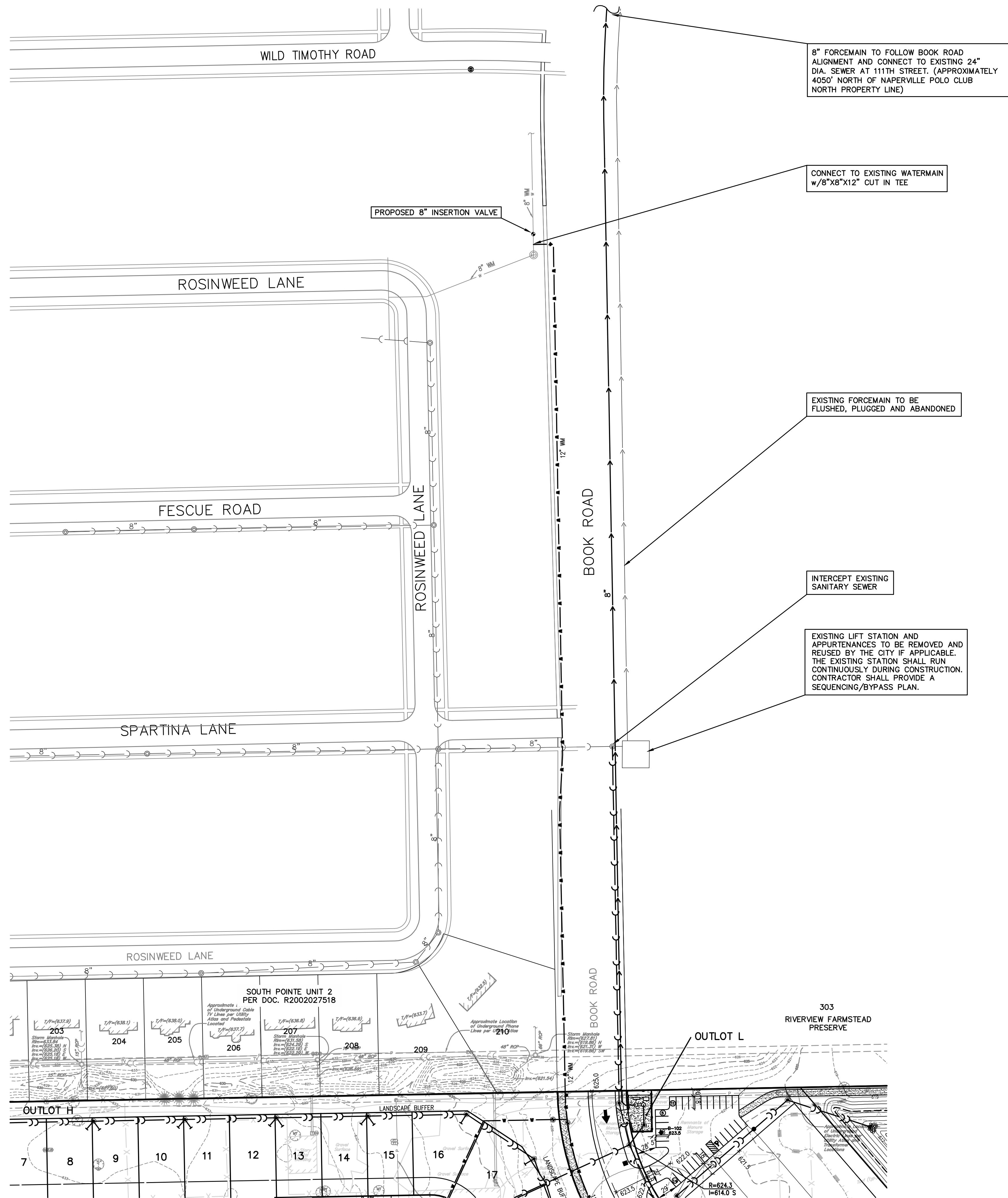
STORMWATER MANAGEMENT FACILITY 003
 HWL = 633.9
 NWL = 628.0
 STORMWATER MANAGEMENT REQUIRED = 4.37 AC./FT.
 STORMWATER MANAGEMENT PROVIDED = 4.43 AC./FT.

STORMWATER MANAGEMENT FACILITY 002
 HWL = 623.5
 NWL = 617.5
 STORMWATER MANAGEMENT REQUIRED = 22.39 AC./FT.
 STORMWATER MANAGEMENT PROVIDED = 22.53 AC./FT.

APPARENT ASSUMED (66') RIGHT OF WAY
 PER MONUMENTATION
 NO FORMAL DEDICATION IN PROVIDED COMMITMENT

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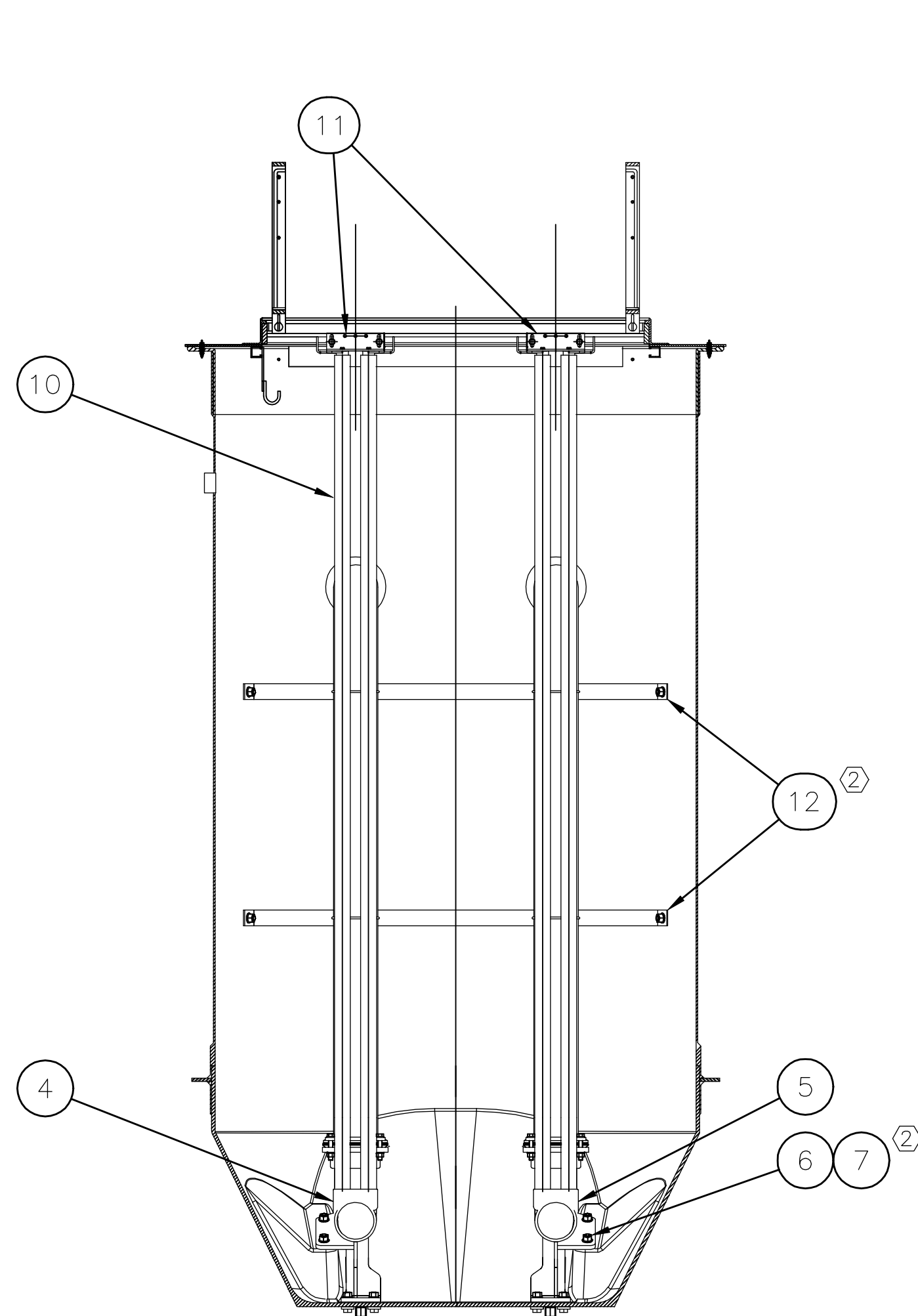
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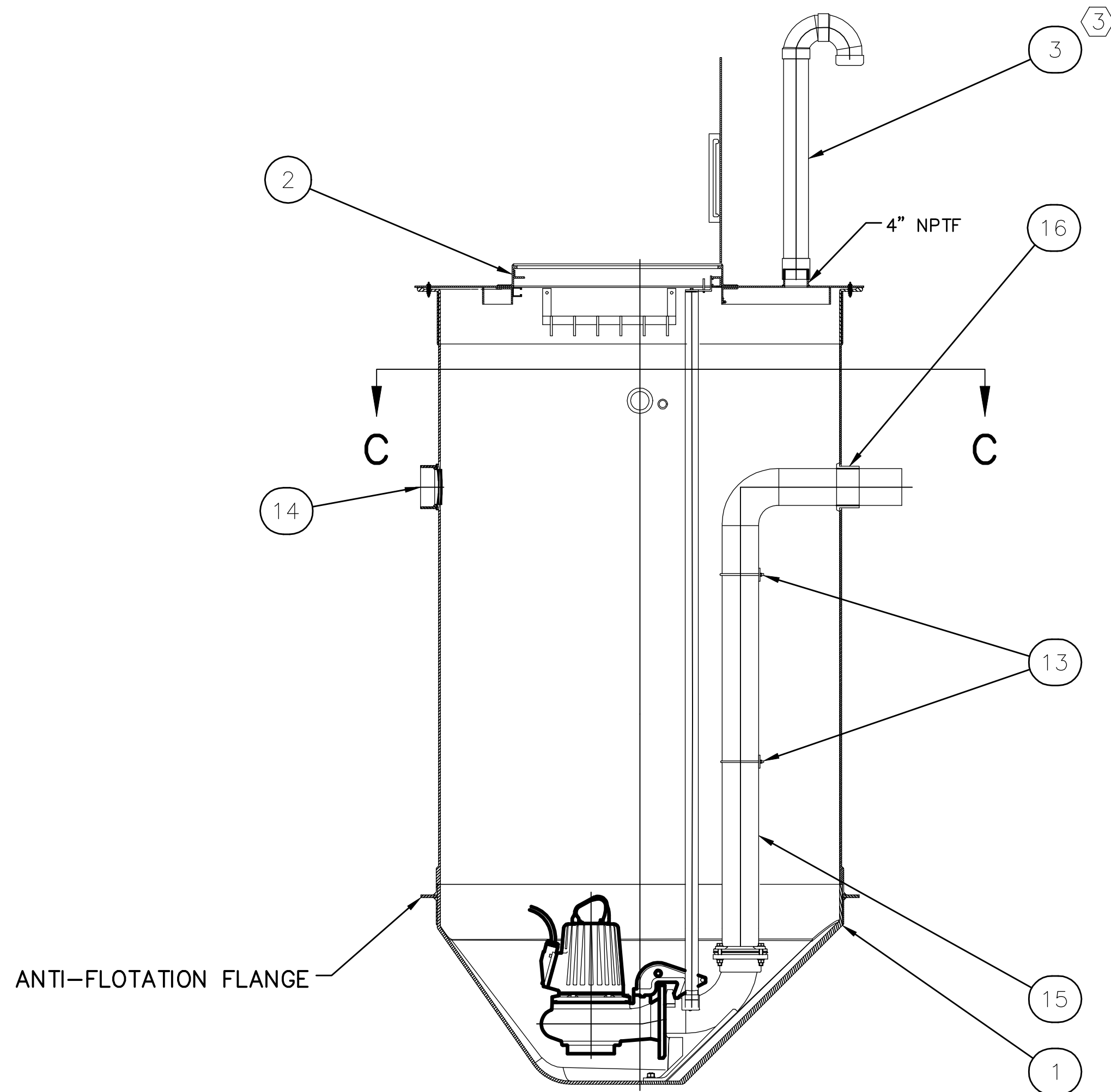
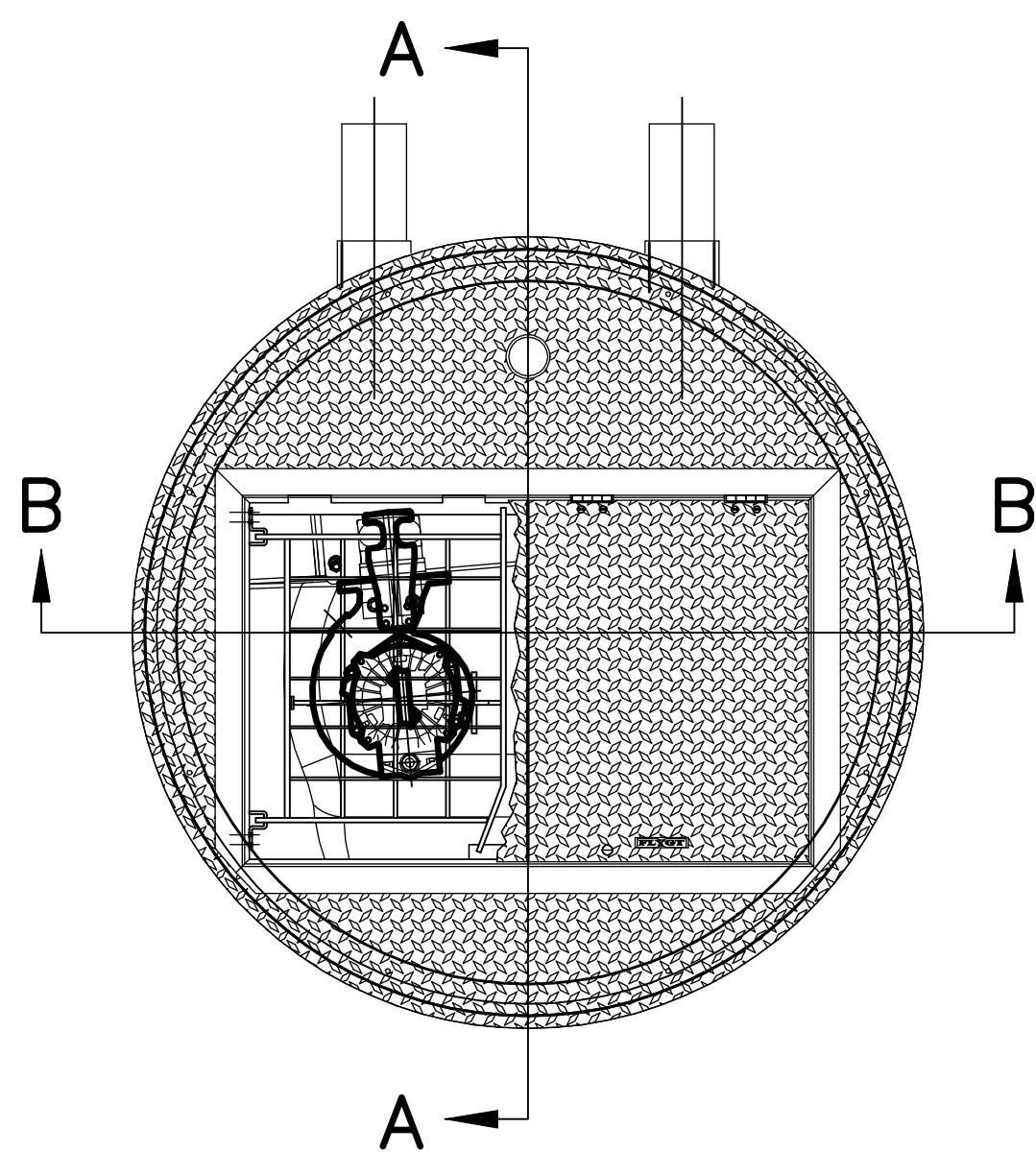
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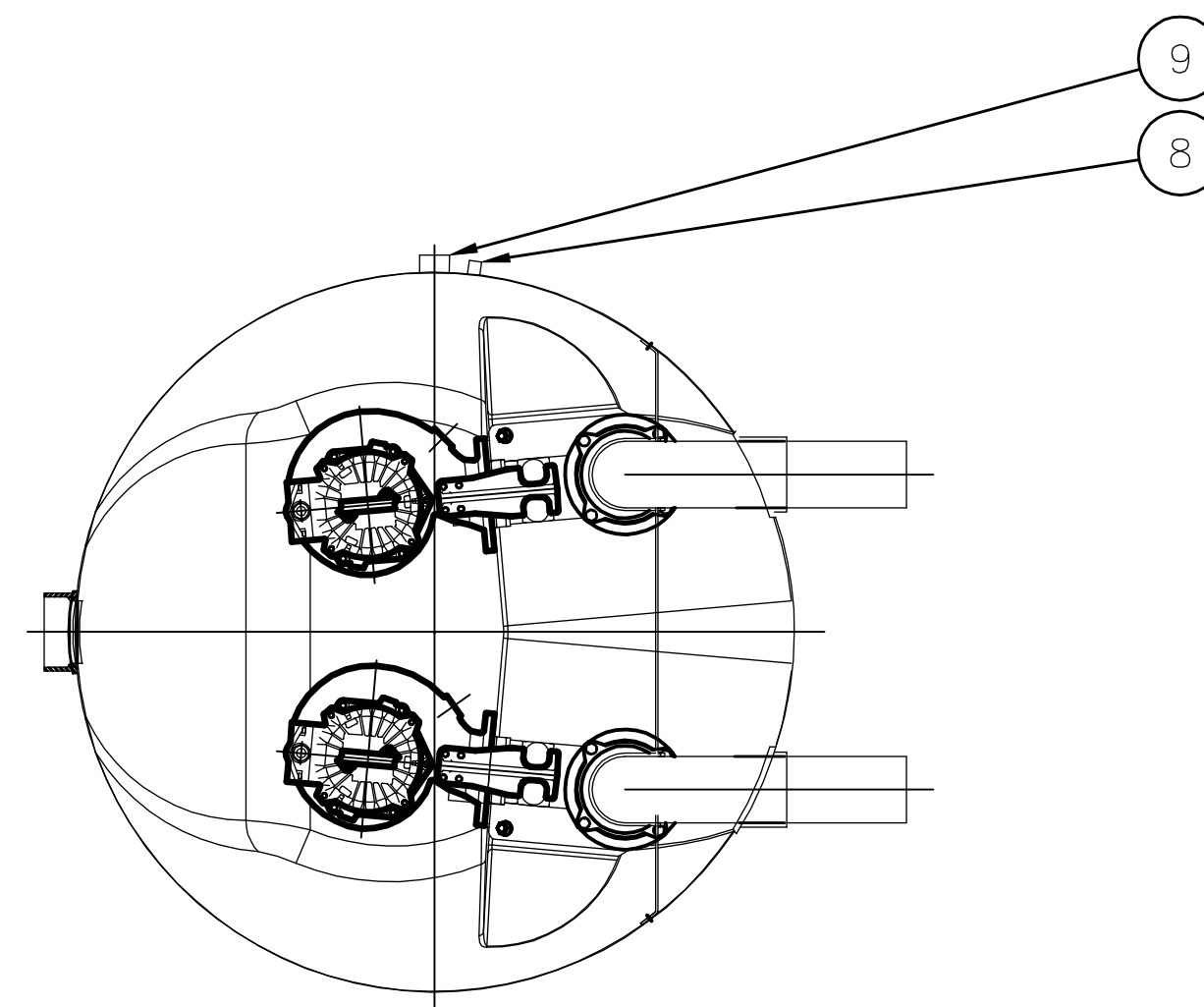
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 XREF : TOPO PROJECT MANAGER : CRM



VIEW B-B



VIEW A-A



VIEW C-C

NOTES:

1. STATION DEPTH: MIN 6ft., MAX 25ft. AVAILABLE IN 1ft. INCREMENTS.
2. ALL BOLT PENETRATIONS THRU WALLS MUST BE SEALED WITH SILICONE SEALANT.
3. OPTIONAL PVC CANDY CANE STYLE VENT SHOWN. MUSHROOM STYLE VENT ALSO AVAILABLE.

The following features will be added with Final Design:

- Mixer and Mixer VFD.
- VFDs for pumps.
- Radar water sensor and water level transducers.
- Well hatch intrusion alarms.
- Flow meter & Pressure gauge.
- Pump power monitors.
- Backup generator which is operated by natural gas.
- Ventilation needs to be provided in dry well.
- Traffic box to include all controls and power equipment.
- Radar water level measurement
- Lift chain
- Water level transducer
- Bypass connection in dry well.
- Electrical vented junction box.
- Security fence around the station

All above equipment need to integrate in City SCADA. City SCADA integrater is Advanced Automation Control (AAC).

ITEM	DESCRIPTION	PART NUMBER	QTY
16	McMASTER-CARR PIPING KIT		1
15	PIPE, 6" SCH. 10, 316 STAINLESS STEEL		1 ft (4x)
14	HUB		1
13	U-BOLT 3/8-11 OD 6-3/4 6" PIPE	29605T13	4
12	BRACING, DISCHARGE PIPE		2
11	UPPER GUIDE BAR KIT, 2"		2
10	GUIDE BAR, 2", 316 SST		4
9	SEAL, CABLE WALL, PUMP		1
8	SEAL, CABLE WALL, LEVEL SENSOR	1860SCF125P	1
7	WASHER, 1/2 ID, 1 1/2 OD, GENERAL PURPOSE, 316 SST	91950A036	8
6	NUT, 3/4-10, 316 SST	94805A135	8
5	DISCHARGE CONNECTION, RIGHT, 6"	620 03 10	1
4	DISCHARGE CONNECTION, LEFT, 6"	620 04 10	1
3	VENT PIPE, 4" (OPTIONAL)	14-68 22 02	1
2	COVER, 6'		1
1	BASIN/CYLINDER ASSEMBLY, 6'		1

UNLESS OTHERWISE NOTED:
MACHINE TOLERANCE ON:
WHOLE AND FRACTIONS ± 1/32
1 PLACE DEC. ± 0.1
2 PLACE DEC. ± 0.02
3 PLACE DEC. ± 0.005
ANGLES ± 0.15°
FABRICATION TOLERANCE ON:
UP TO 12" ± 1/32
OVER 12" TO 48" ± 1/16
OVER 48" TO 120" ± 1/8
OVER 120" ± 3/16
ANGLES ± 0.5°



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DRAWN	DATE	BY	
10/1/09		GAV	
CHKR.	DATE	BY	
PROJ. ENGR.	DATE	BY	
APVD.	DATE	BY	

TOP 6 PRE-FAB, 6" SST/PVC WITHOUT VALVES

REF. 14-682454- NUMBER REV. SCALE PLOT TO FIT

SHEET 1 OF 1

NO.	REVISION	BY	DATE	APVD.	DATE

CAD DRAWING (D)

DRAWING PATH: P:\402151\DWG\CAD\DRAWINGS\PRELIMINARY\PRE LIFT STATION DETS01-DWG

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DISC NO.: 402151 FILE NAME: PRE LIFT STATION DETS02
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COMPLETION DATE: 06-06-2022 JOB NO.: 402.151
XREF : TOPO PROJECT MANAGER : CRM

