

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.

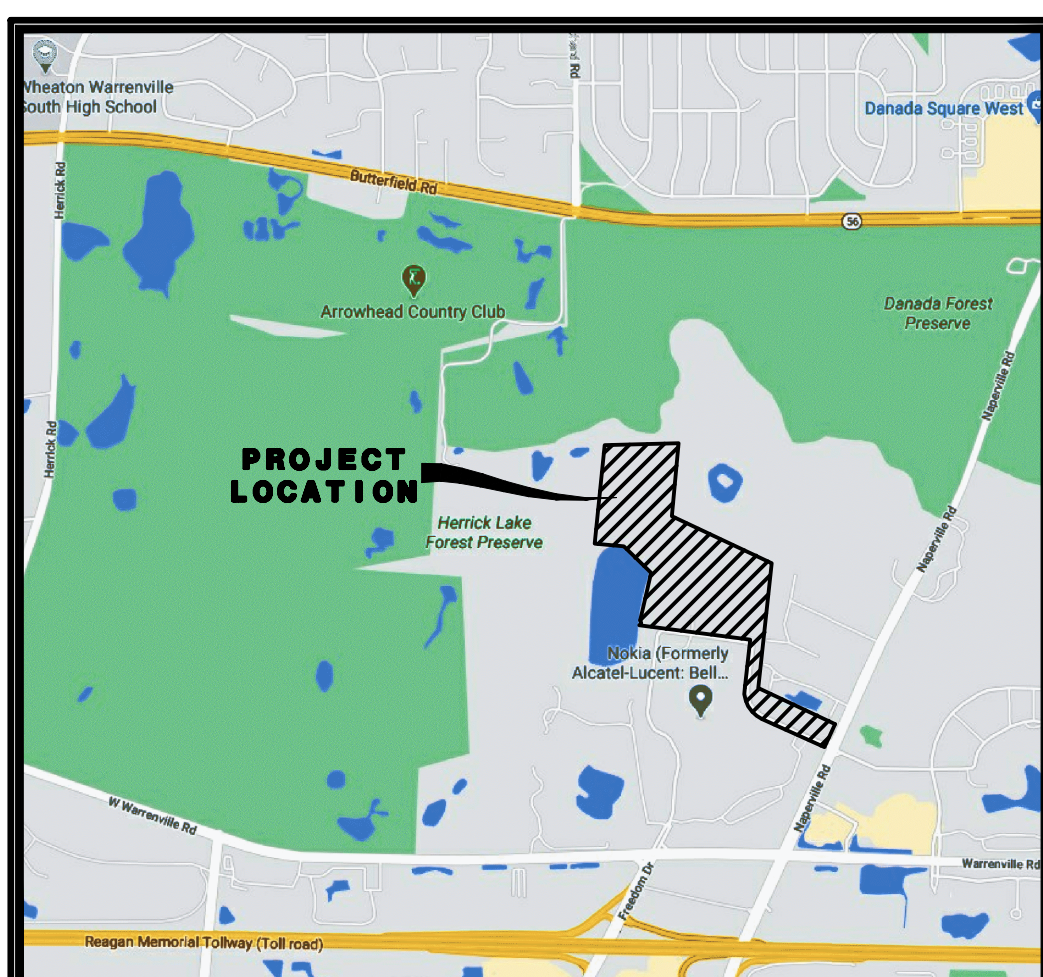
LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.

PARCEL INDEX NUMBER

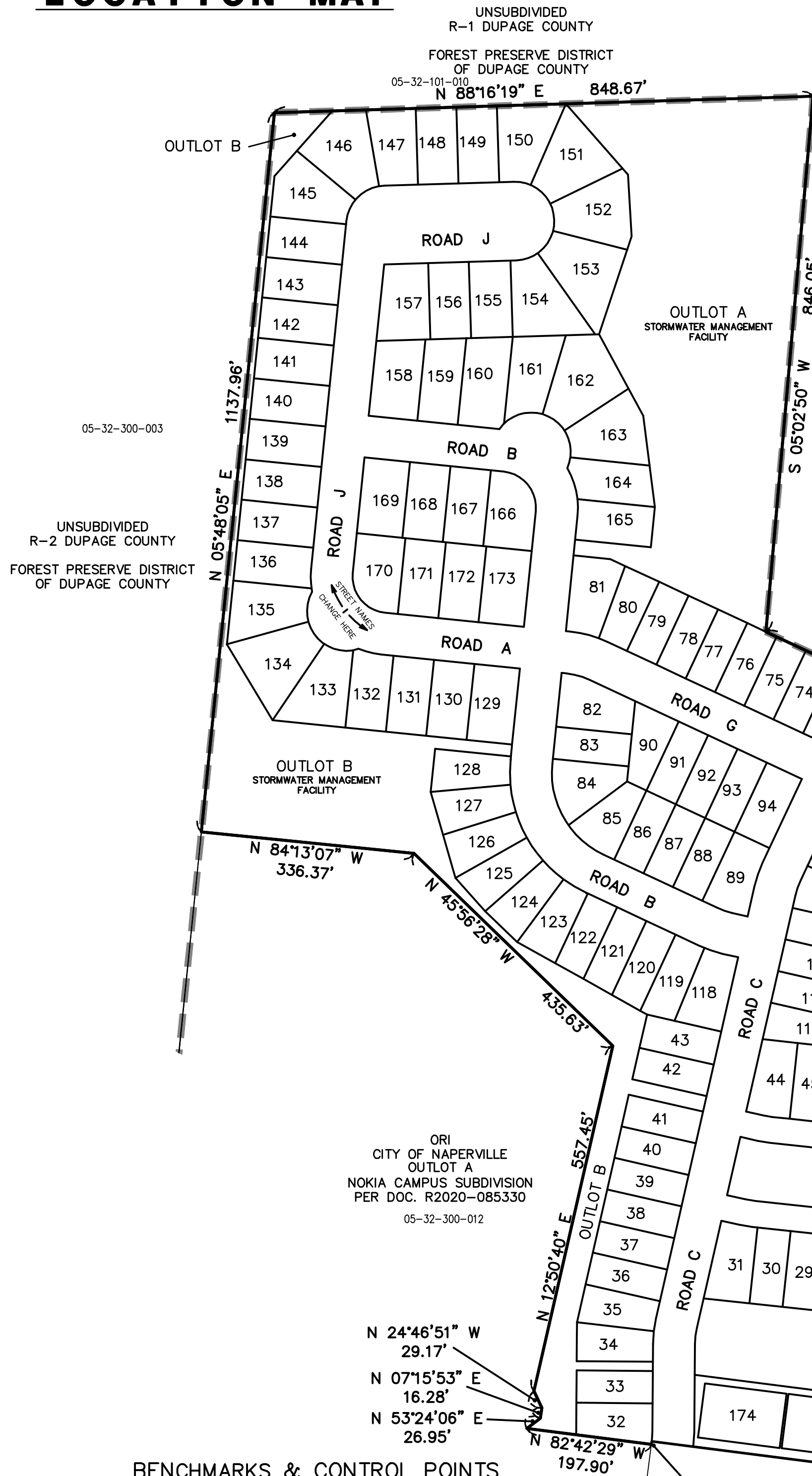
05-32-300-013
05-32-300-014
05-32-300-015
08-05-207-035
08-05-207-036
08-05-207-037
PROPERTY RECENTLY SUBDIVIDED AND NO ADDRESS LISTED ON COUNTY/CITY WEB SITES. UNDERLYING ADDRESS PER NOKIA CAMPUS SUBDIVISION IS 2000 WEST LUCENT LANE, NAPERVILLE, ILLINOIS 60563



150 75 0 150
SCALE: 1" = 150'



LOCATION MAP



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)

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
- Q. - 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. - PLANNED UNIT DEVELOPMENT
- P.U.A. D.E. - INDICATES PUBLIC UTILITIES AND DRAINAGE EASEMENT

SITE DATA

A. TOTAL AREA	64.63 Ac. ±
B. PROPOSED ZONING	R2 PUD
C. INTERNAL R.O.W.	12.05 AC. ±
D. STORMWATER/WETLAND PRESERVATION/Common AREA	18.12 AC. ±
E. PARK SITE	2.04 AC. ±
F. P.U.D OPEN SPACE CALCULATION	32.62%
G. RESIDENTIAL UNITS: TOWNHOMES	66
FRONT SETBACK	20 FT.
CORNER SIDE YARD SETBACK	15 FT.
SIDE YARD SETBACK	12 FT.
REAR YARD SETBACK	25 FT.
BUILDING SEPARATION	
FRONT TO FRONT	61 FT.
REAR TO REAR	60 FT.
SIDE TO SIDE	12 FT.
REAR TO SIDE	35 FT.
FRONT TO SIDE	50 FT.
MEADOWS (51' X 120' LOTS)	128
MINIMUM LOT SIZE	6,120 S.F.
AVERAGE LOT SIZE	6,735 S.F.
MAXIMUM LOT SIZE	12,509 S.F.
FRONT YARD SETBACK	20/25 FT.
*(MINIMUM 20' WHERE SHOWN ON PLAN)	
CORNER SIDE YARD SETBACK	15 FT.
INTERIOR SIDE YARD SETBACK	6 FT.
*INTERIOR SIDE YARD SETBACK - RANCH HOMES	5 FT.
REAR YARD SETBACK	25 FT.
ESTATES (64' X 120' LOTS)	45
MINIMUM LOT SIZE	7,680 S.F.
AVERAGE LOT SIZE	8,807 S.F.
MAXIMUM LOT SIZE	12,241 S.F.
FRONT YARD SETBACK	20/25 FT.
*(MINIMUM 20' WHERE SHOWN ON PLAN)	
CORNER SIDE YARD SETBACK	15 FT.
INTERIOR SIDE YARD SETBACK	7 FT.
REAR YARD SETBACK	25 FT.
H. TOTAL UNITS	239
I. GROSS DENSITY	3.70 DU/AC.
J. LOT AREA	
REQUIRED	
6,000 S.F. PER SINGLE FAMILY DETACHED	1,038,000 S.F.
4,000 S.F. PER SINGLE FAMILY ATTACHED	264,000 S.F.
TOTAL	1,302,000 S.F.
PROVIDED	
SINGLE FAMILY DETACHED	1,258,324 S.F.
SINGLE FAMILY ATTACHED	154,061 S.F.
TOTAL	1,412,385 S.F.
K. TOWNHOME GUEST PARKING	
REQUIRED	17
PROVIDED	17

NOTES

- ADDITIONAL P.U. & D.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.
- 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.
- ALL EASEMENTS DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
- ALL EASEMENTS ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES (UNLESS OTHERWISE NOTED).
- STORMWATER MANAGEMENT EASEMENTS WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
- 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.
- EASEMENTS TO BE PROVIDED PER CITY AND UTILITY COMPANY REQUIREMENTS.
- FOR PROPOSED CONTOURS, GRADES, UTILITIES, STREETS AND SIDEWALKS REFER TO THE PRELIMINARY ENGINEERING DRAWINGS FOR THIS DEVELOPMENT.
- ALL REQUIRED CERTIFICATES, STATEMENTS AND CITY CLERK RECORDING NOTE WILL BE PROVIDED ON FINAL PLAT.
- ALL R.O.W. DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
- THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SUBJECT PROPERTY BEING N 88°16'19" E (ASSUMED).
- BLANKET P.U. & D.E. OVER OUTLOTS E, F, G & H.
- SIGNAGE EASEMENT WILL BE PROVIDED ON THE FINAL PLAT
- ALL REQUIRED MONUMENTATION WILL BE PROVIDED ON THE FINAL SUBDIVISION PLAT
- FOR THE TOWNHOMES, DECKS AND PATIOS WILL NOT EXTEND PAST THE LOT LINE.

ELEVATION REFERENCE MARK:

NAPERVILLE SURVEY MON. #703, BERNSTEIN 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=780.31 (NAVD 88)

NGS MONUMENT 0167 (PID DK3215): THE STATION IS LOCATED ALONG THE SOUTH SIDE OF WARRENVILLE ROAD, EAST OF THE "T" INTERSECTION WITH WASHINGTON STREET. THE STATION IS 70.2 FT. WEST OF A LIGHT POLE, 39.4 FT. NORTHWEST OF AN ELECTRIC TRANSFORMER BOX, AND 23.0 FT. SOUTH OF THE CENTERLINE OF EASTBOUND WARRENVILLE ROAD. THE MONUMENT IS A 3.5 INCH BRASS DISK ON THE EAST END OF A RETAINING WALL ALONG THE SOUTH SIDE OF WARRENVILLE ROAD. THE MONUMENT IS 3.0 FT ABOVE ROAD GRADE. ELEVATION=759.89 NAVD88

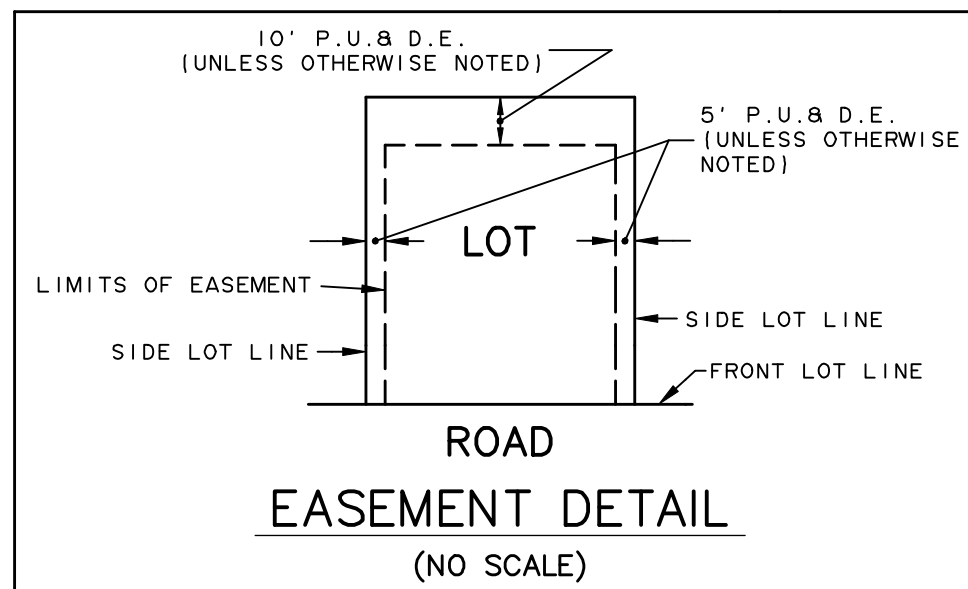
CONTROL POINTS:

CP #110: SET "I" IN CONCRETE ISLAND LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF NAPERVILLE ROAD AND LUCENT DRIVE. NORTHING: 1874302.77 EASTING: 1043669.52 ELEVATION: 738.67 NAVD88

CP #112: SET "I" IN THE TOP OF THE EAST SIDE OF THE CONCRETE CURB LOCATED JUST WEST OF THE SALT DOME LOCATED ON THE SUBJECT SITE. NORTHING: 1875549.24 EASTING: 1041733.77 ELEVATION: 742.88 NAVD88

LOT AREA TABLE

LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES
1	8,281	0.19	52	6,120	0.14	103	6,120	0.14
2	6,240	0.14	53	7,336	0.17	104	7,320	0.17
3	6,240	0.14	54	10,968	0.25	105	12,509	0.29
4	6,240	0.14	55	8,696	0.20	106	8,666	0.20
5	6,240	0.14	56	6,480	0.15	107	9,313	0.19
6	6,240	0.14	57	7,530	0.17	108	7,470	0.17
7	6,240	0.14	58	6,120	0.14	109	8,404	0.19
8	6,240	0.14	59	6,120	0.14	110	6,243	0.14
9	6,240	0.14	60	6,120	0.14	111	6,243	0.14
10	7,522	0.17	61	6,120	0.14	112	6,243	0.14
11	7,203	0.17	62	6,120	0.14	113	7,241	0.17
12	11,013	0.25	63	6,120	0.14	114	7,008	0.16
13	7,080	0.16	64	6,120	0.14	115	6,702	0.15
14	7,320	0.17	65	6,120	0.14	116	6,395	0.15
15	7,500	0.17	66	6,120	0.14	117	6,832	0.16
16	6,300	0.14	67	6,120	0.14	118	7,930	0.18
17	6,300	0.14	68	6,120	0.14	119	6,849	0.16
18	6,300	0.14	69	6,120	0.14	120	6,652	0.15
19	6,300	0.14	70	6,120	0.14	121	6,461	0.15
20	6,300	0.14	71	6,120	0.14	122	6,271	0.14
21	6,300	0.14	72	6,120	0.14	123	6,799	0.16
22	6,300	0.14	73	6,120	0.14	124	6,837	0.16
23	6,300	0.14	74	6,120	0.14	125	7,058	0.16
24	6,300	0.14	75	6,120	0.14	126	6,718	0.16
25	6,300	0.14	76	6,120	0.14	127	6,816	0.16
26	6,300	0.14	77	6,120	0.14	128	6,874	0.16
27	6,300	0.14	78	6,120	0.14	129	8,640	0.20
28	6,300	0.14	79	6,120	0.14	130	7,680	0.18
29	6,300	0.14	80	6,120	0.14	131	7,680	0.18
30	6,300	0.14	81	8,330	0.19	132	7,774	0.18
31	7,952	0.18	82	8,658	0.20	133	10,052	0.23
32	6,892	0.16	83	6,120	0.14	134	11,732	0.27
33	6,120	0.14	84	7,867	0.18	135	9,411	0.22
34	6,586	0.15	85	7,386	0.17	136	7,720	0.18
35	6,584	0.15	86	6,120	0.14	137	7,680	0.18
36	6,120	0.14	87	6,120	0.14	138	7,680	0.18
37	6,120	0.14	88	6,120	0.14	139	7,680	0.18
38	6,120	0.14	89	7,744	0.18	140	7,680	0.18
39	6,120	0.14	90	6,571	0.15	141	7,680	0.18
40	6,120	0.14	91	6,120	0.14	142	7,680	0.18
41	6,120	0.14	92	6,120	0.14	143	7,680	0.18
42	6,120	0.14	93	6,120	0.14	144	7,685	0.18
43	6,360	0.15	94	7,280	0.17	145	9,677	0.22
44	7,466	0.17	95	7,255	0.17	146	11,100	0.25
45	6,120	0.14	96	6,120	0.14	147	8,393	0.19
46	6,120	0.14	97	6,120	0.14	148	7,680	0.18
47	6,120	0.14	98	7,776	0.18	149	7,680	0.18
48	7,200	0.17	99	8,079	0.19	150	9,721	0.22
49	7,320	0.17	100	6,120	0.14	151	10,937	0.25
50	6,120	0.14	101	6,120	0.14	152	10,711	0.25
51	6,120	0.14	102	6,120	0.14	153	11,962	0.27



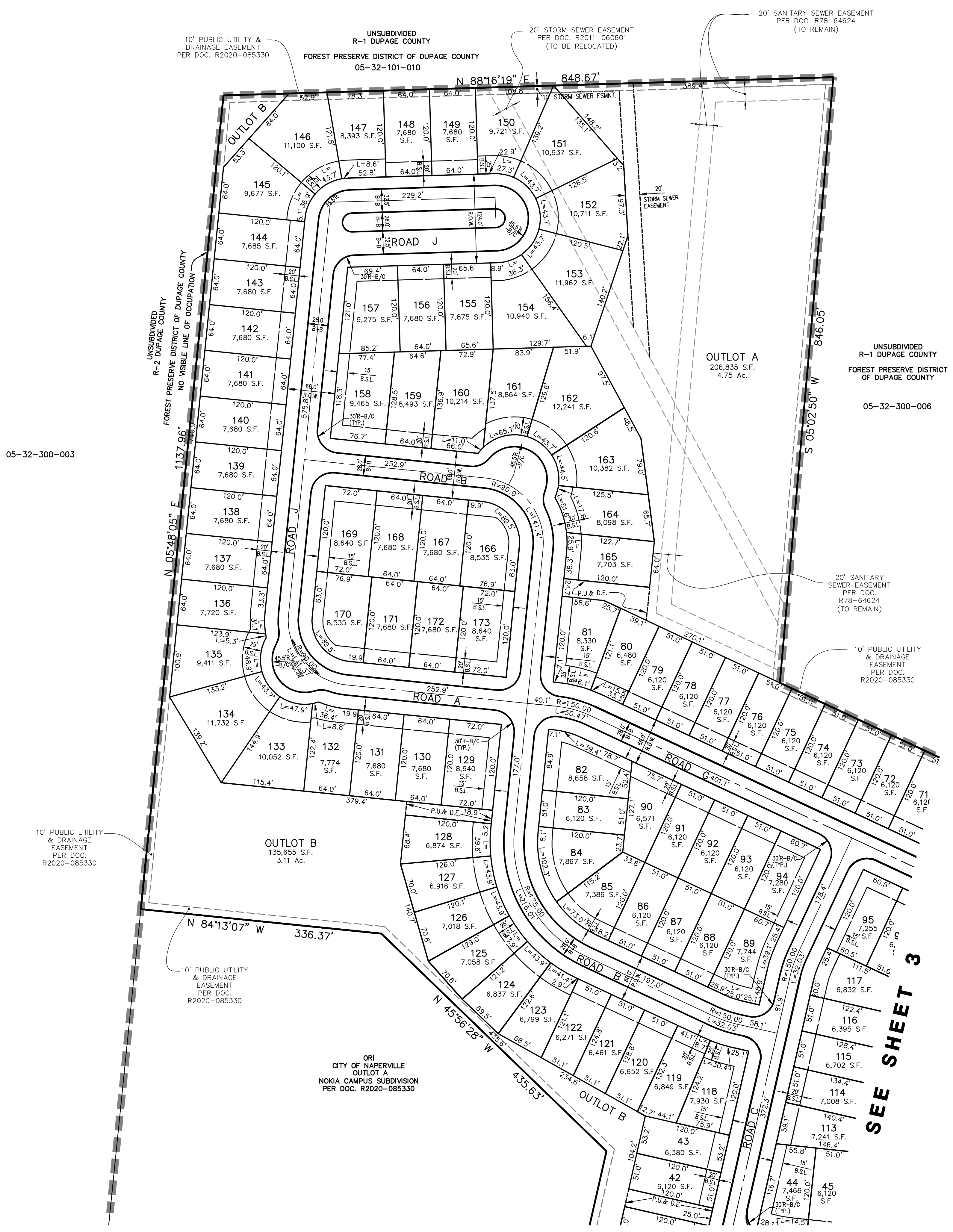
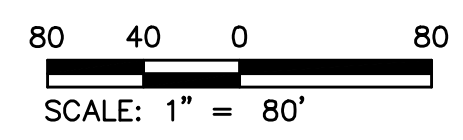
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DISC NO.: 402138 FILE NAME: PREOVR
DRAWN BY: LAL FLD. BK. / PG. NO.: NOTES
COMPLETION DATE: 09-14-20 JOB NO.: 402138
XREF: TOPO PROJECT MANAGER: CRM
11-18-20/LAL: REVISED PER 2020-10-05 CITY COMMENTS
12-11-20/LAL: REVISED PER 2020-11-03 CITY COMMENTS
12-11-20/LAL: REVISED OPEN SPACE CALC. PER PREPUB OPEN SPACE EXH
01-20-21/LAL: REVISED PER PLAN COMMISSION MEETING 12/16
PRELIMINARY PLAT of SUBDIVISION FOR NAPER COMMONS
CITY OF NAPERVILLE PROJECT NO. 20-1000086
SHEET 1 OF 4
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05-32-300-003

10' PUBLIC UTILITY & DRAINAGE EASEMENT PER DOC. R2020-085330

UNSUBDIVIDED R-2 DUPAGE COUNTY FOREST PRESERVE DISTRICT OF DUPAGE COUNTY NO VISIBLE LINE OF OCCUPATION

UNSUBDIVIDED R-1 DUPAGE COUNTY FOREST PRESERVE DISTRICT OF DUPAGE COUNTY 05-32-101-010

UNSUBDIVIDED R-1 DUPAGE COUNTY FOREST PRESERVE DISTRICT OF DUPAGE COUNTY 05-32-300-006

20' SANITARY SEWER EASEMENT PER DOC. R78-64624 (TO REMAIN)

10' PUBLIC UTILITY & DRAINAGE EASEMENT PER DOC. R2020-085330

ORI CITY OF NAPERVILLE OUTLOT A NOKIA CAMPUS SUBDIVISION PER DOC. R2020-085330

SEE SHEET 3

PREPARED BY:



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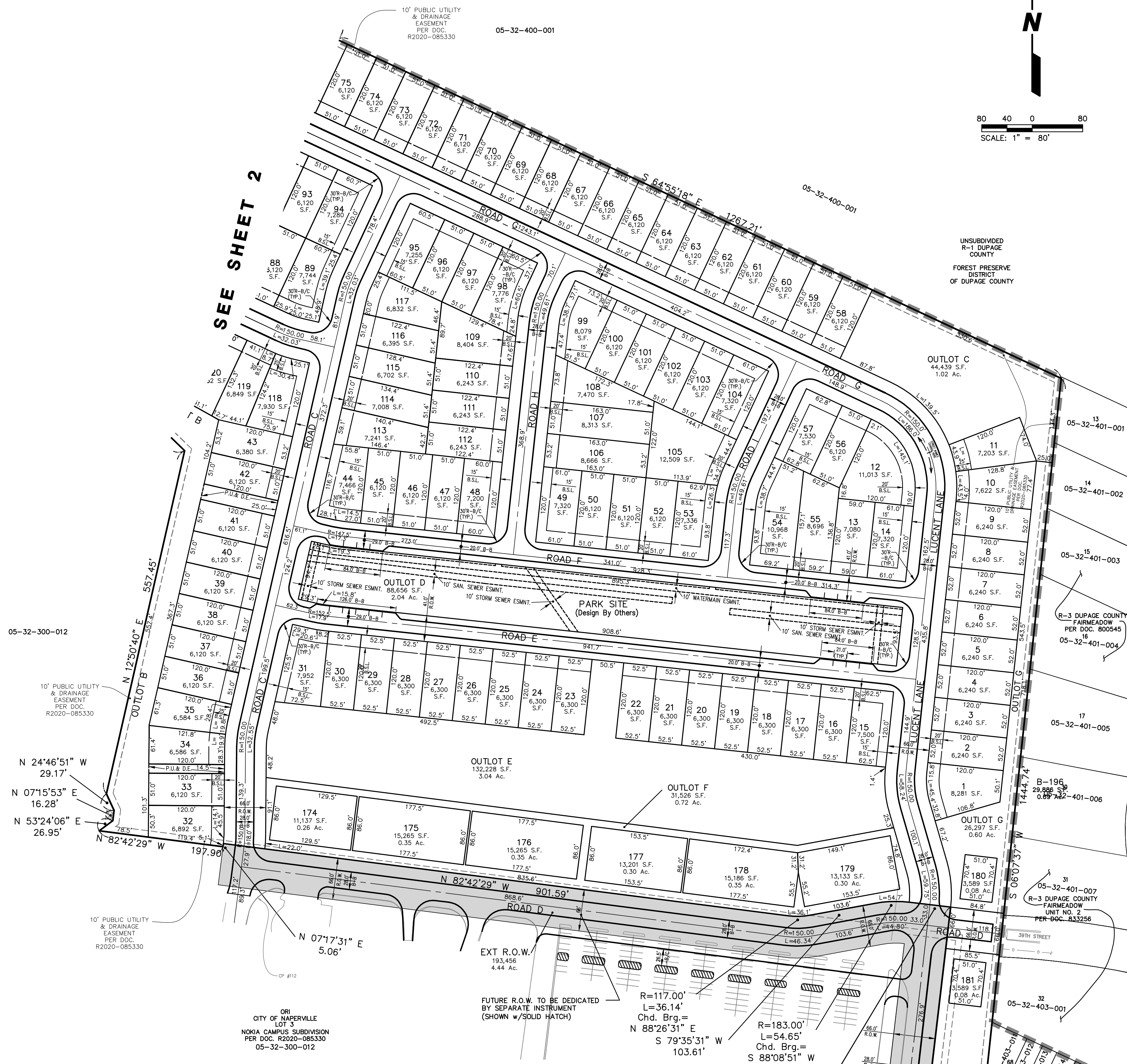
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10-16-20/LAL: REVISED PER 2020-10-05 CITY COMMENTS
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01-20-21/LAL: REVISED PER PLAN COMMISSION MEETING 12/16
PRELIMINARY PLAT of SUBDIVISION FOR NAPER COMMONS
CITY OF NAPERVILLE PROJECT NO. 20-1000088

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(847) 230-5400

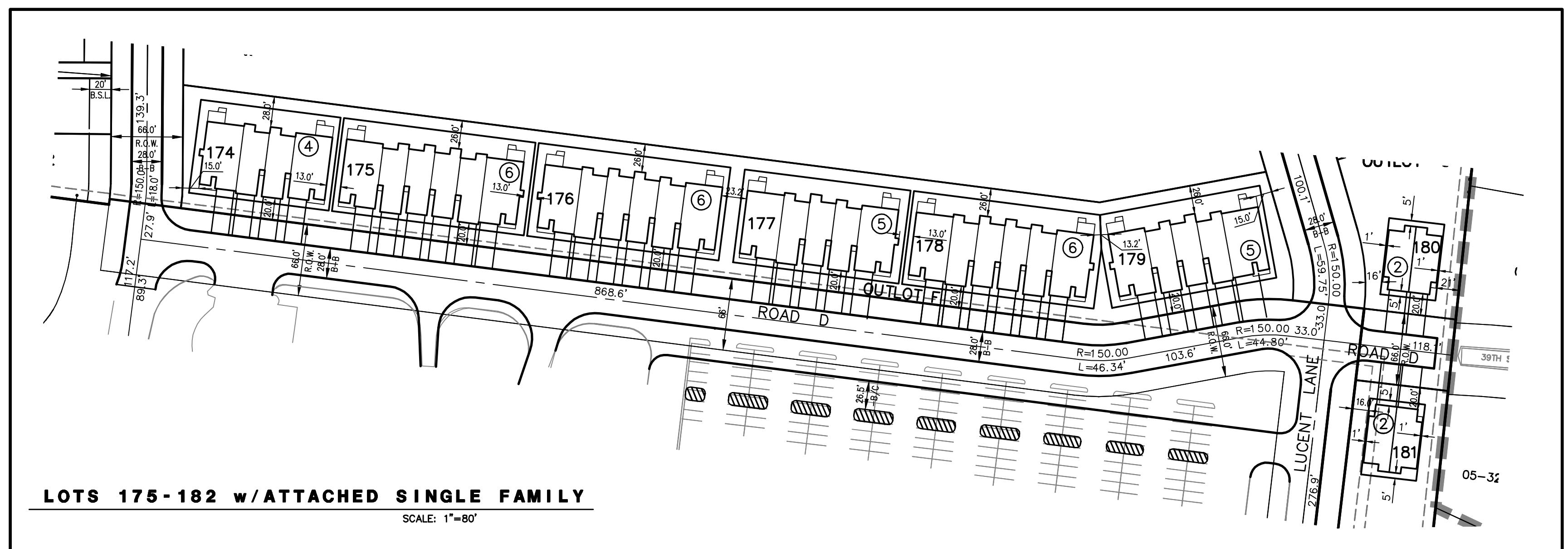


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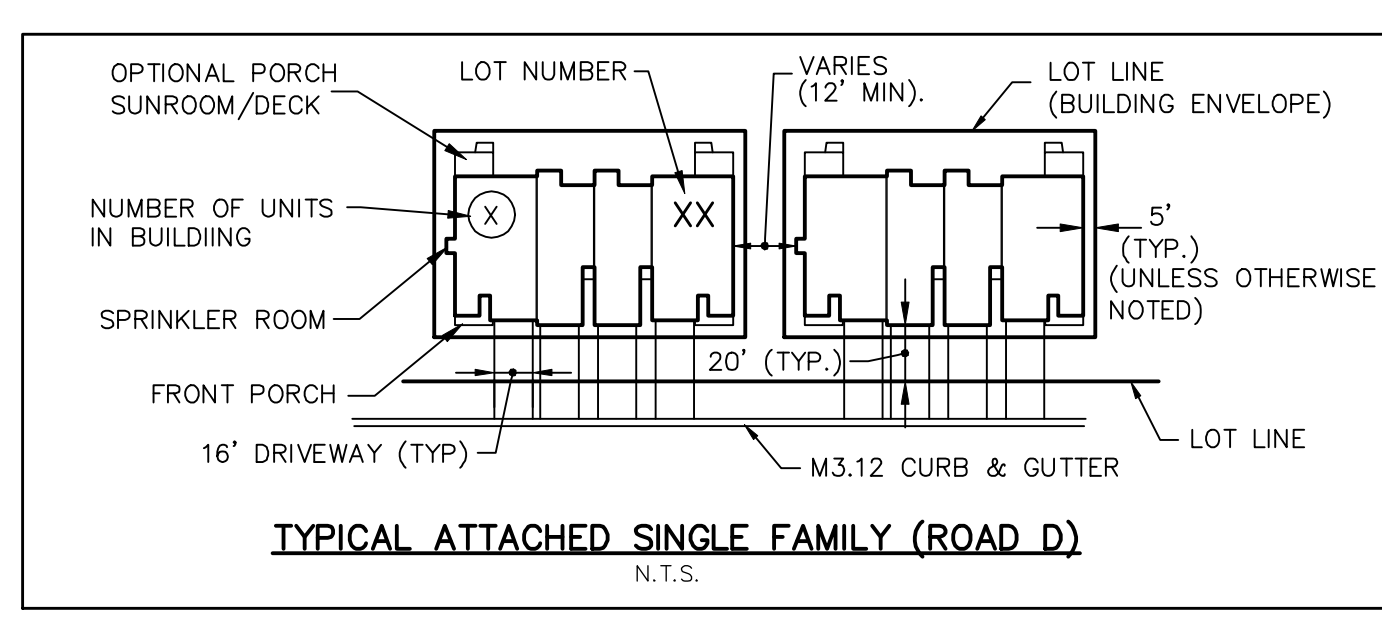


SEE SHEET 2

SEE SHEET 4



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



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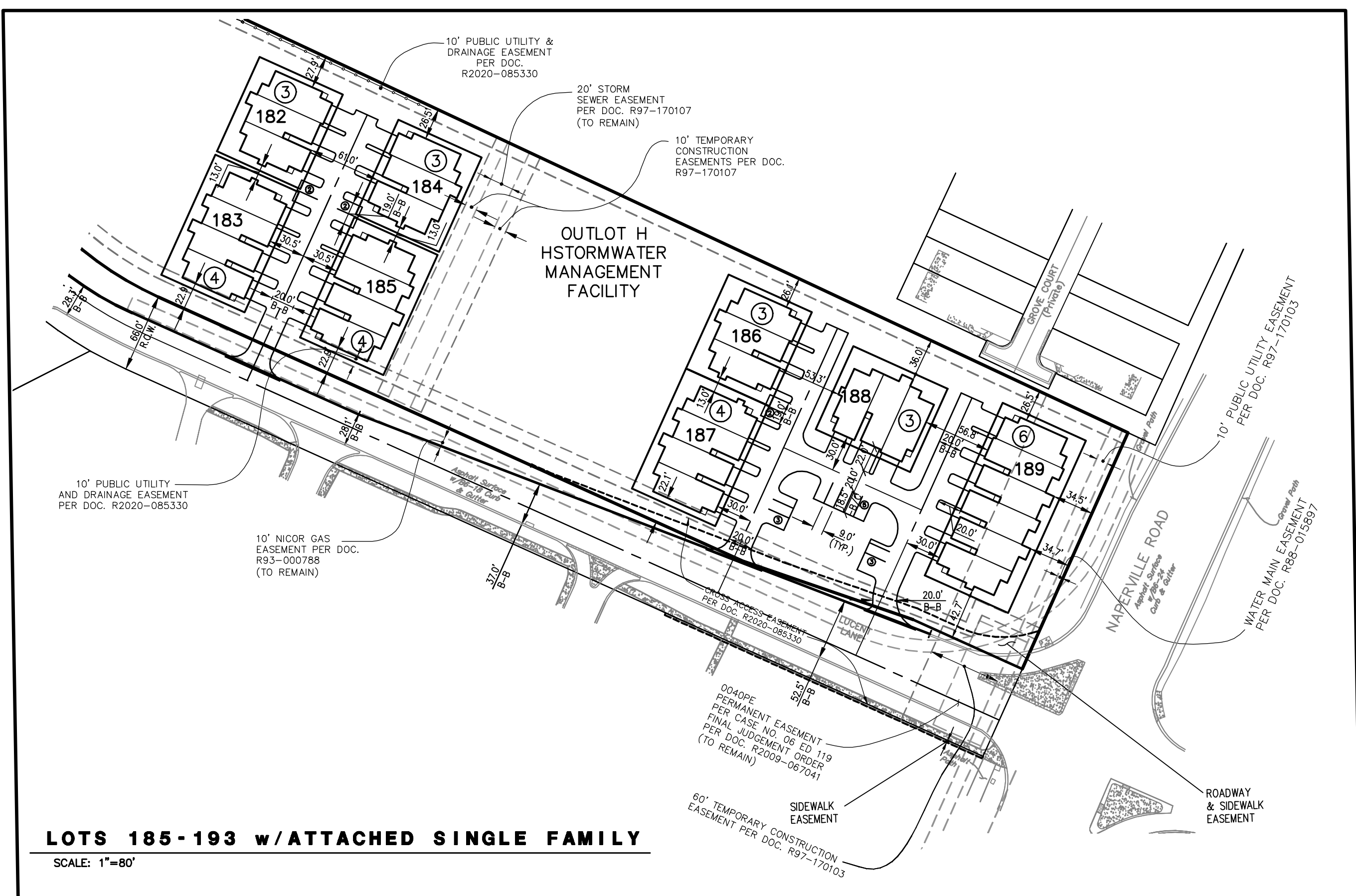
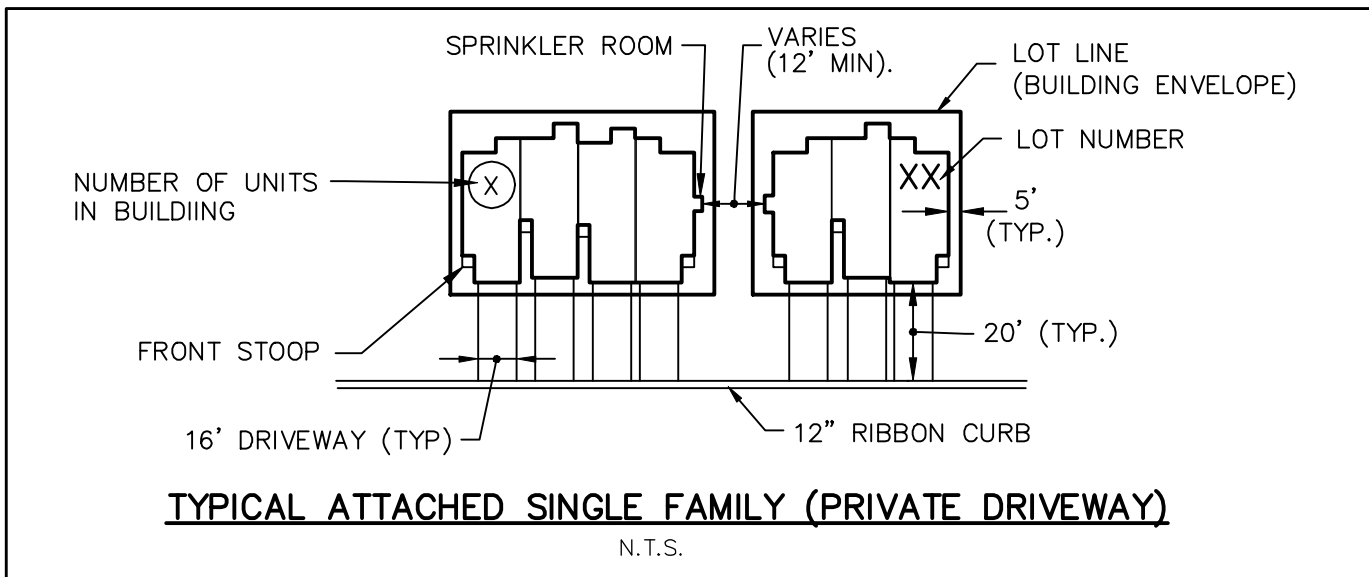
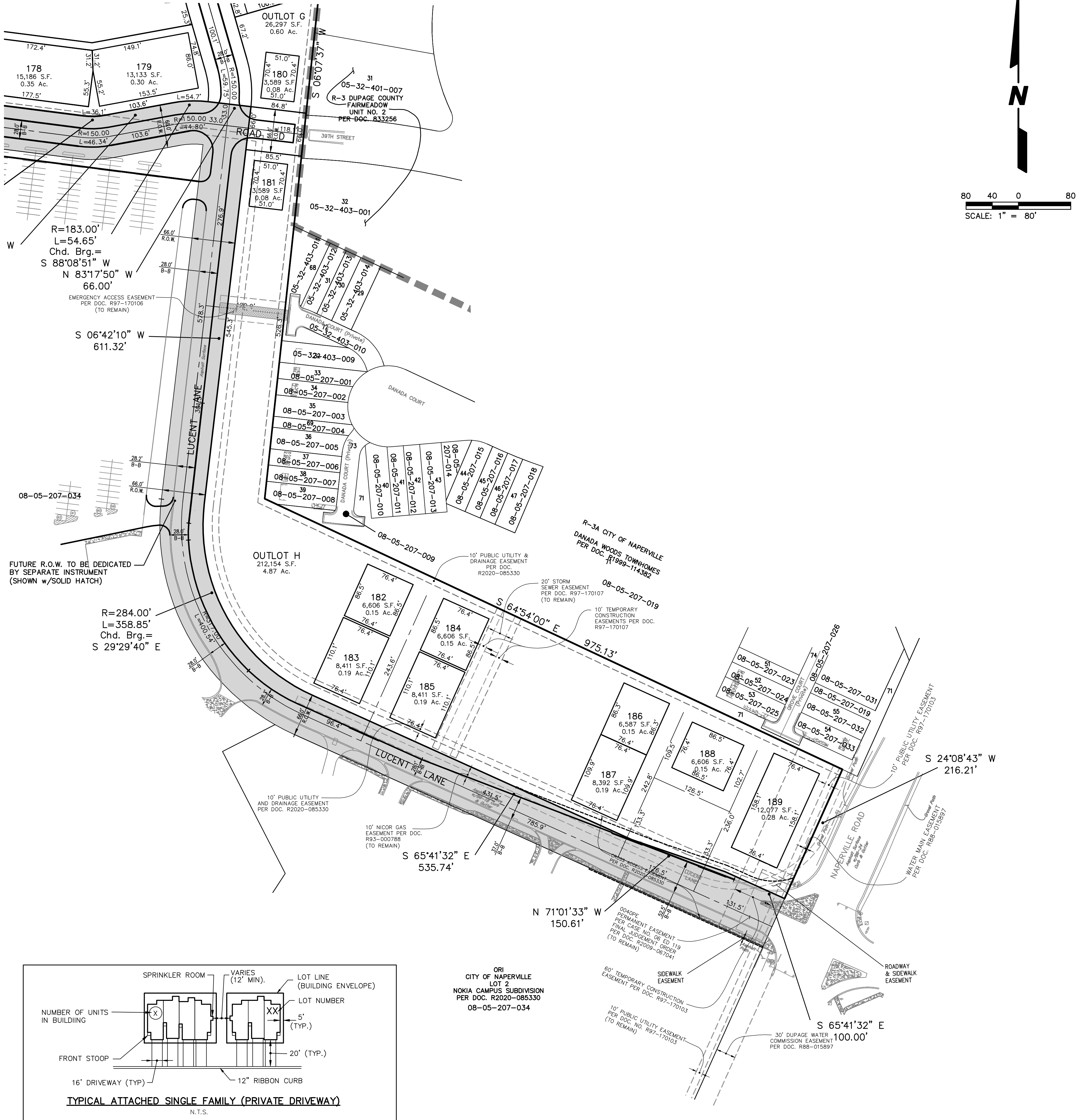
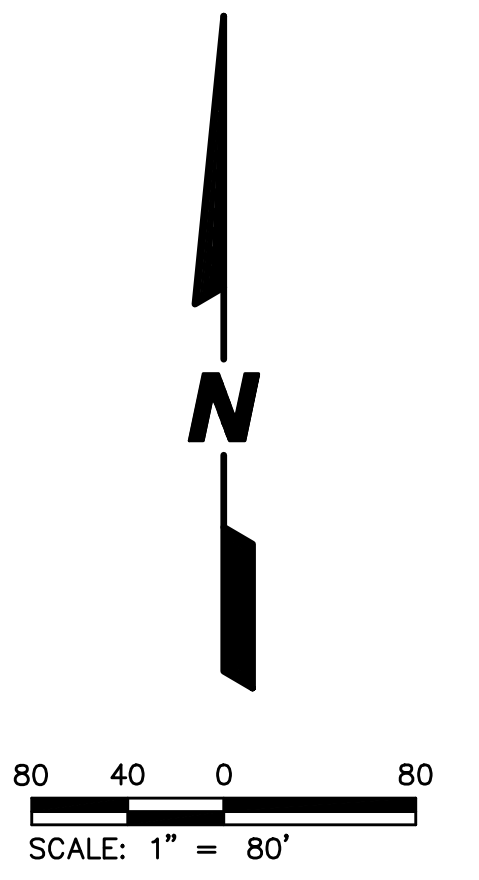
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PRELIMINARY PLAT OF SUBDIVISION FOR NAPER COMMONS
CITY OF NAPERVILLE PROJECT NO. 20-1000088
SHEET 3 OF 4
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DRAWING PATH: P:\M2020\NAPER COMMONS\PRELIMINARY\DRAWING\...
PLOT FILE CREATED: 1/20/2021 BY: LESLIE LUMBERG

SEE SHEET 3



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PRELIMINARY PLAT of SUBDIVISION FOR NAPER COMMONS
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SHEET 4 OF 4
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