

PRELIMINARY PLANNED UNIT DEVELOPMENT FOR NAPERVILLE POLO CLUB

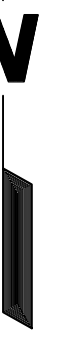
PARCEL DESCRIPTION

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.

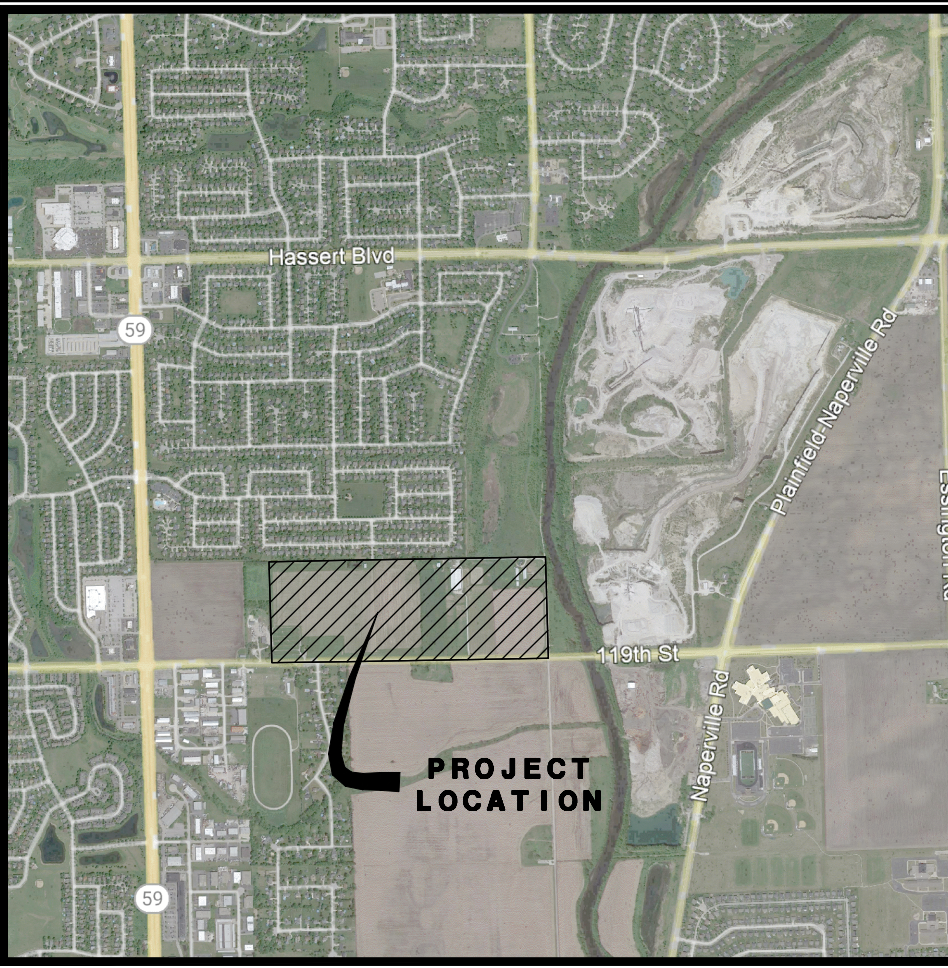
PARCEL INDEX NUMBERS

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

UNINCORPORATED
 WILL COUNTY, ILLINOIS



200 100 0 200
 SCALE: 1 INCH = 200 FEET



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 50.81 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

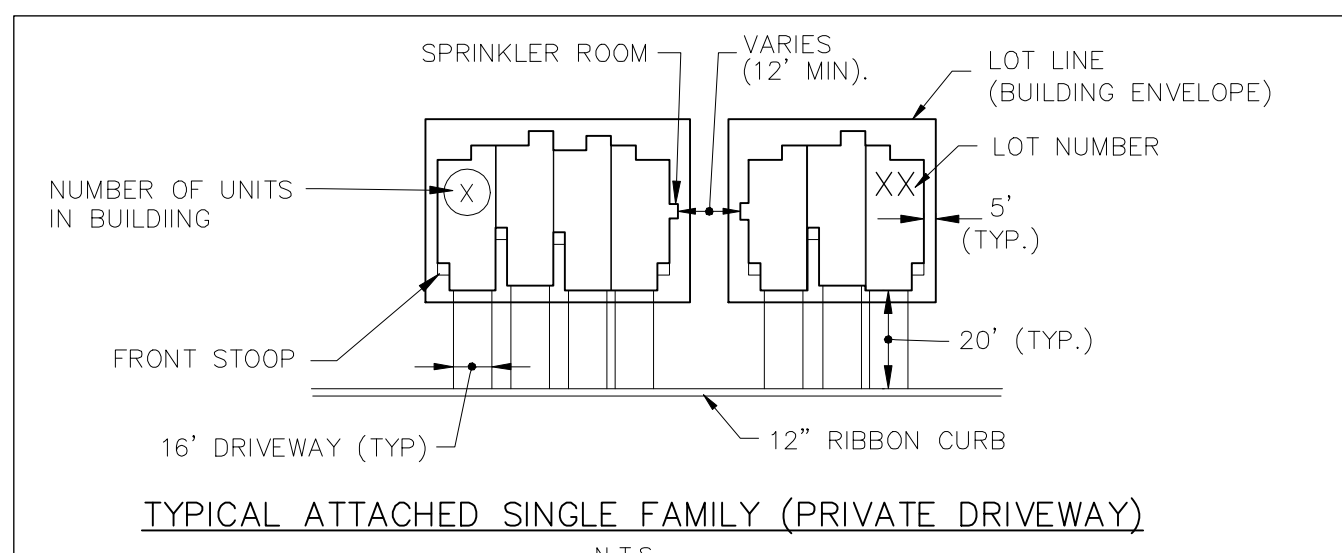
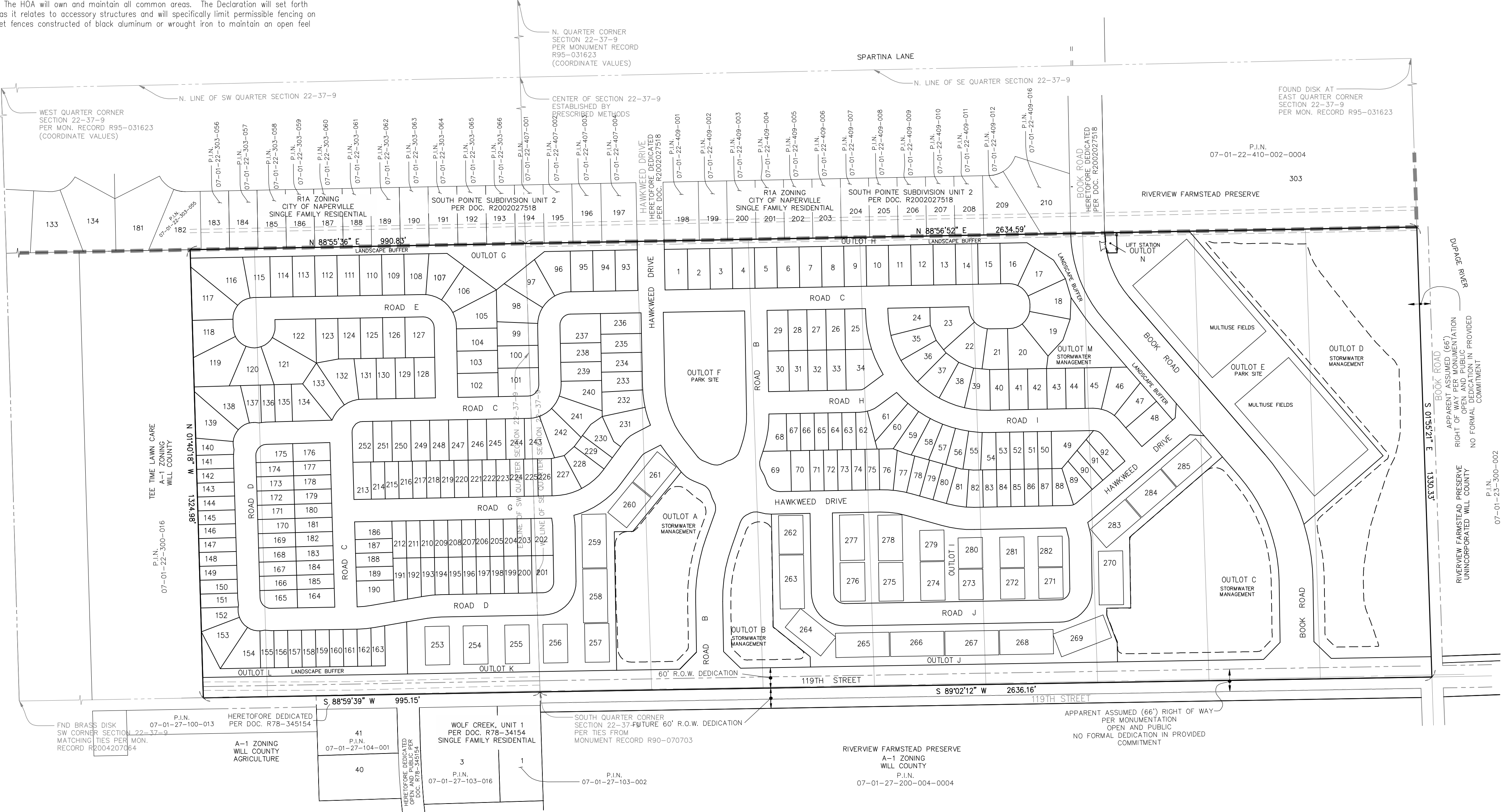
BENCHMARK #16 - RR SPIKE SET IN 11TH UTILITY POLE WEST OF BOOK ROAD.
 ELEV. = 632.52 NAVD 88

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

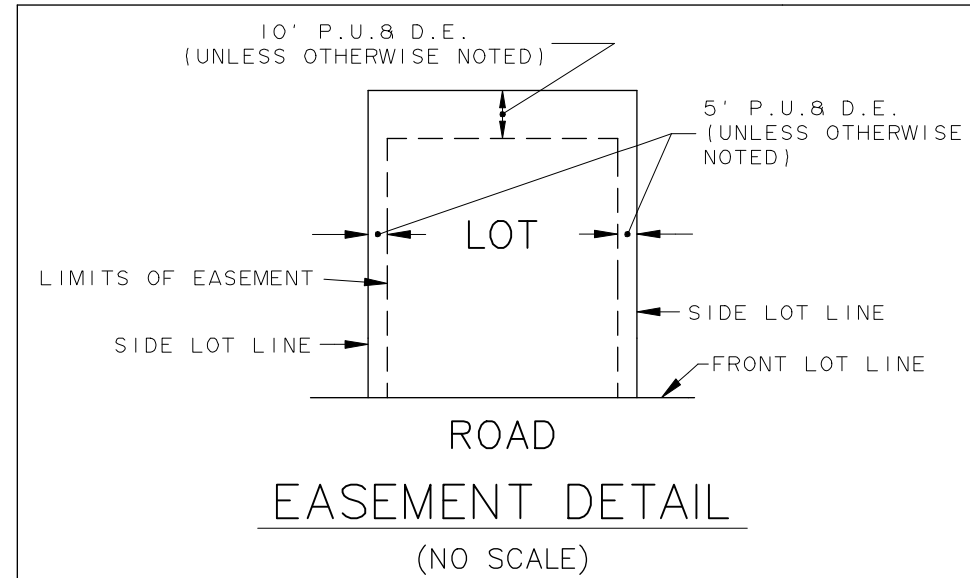
SITE DATA

a). TOTAL AREA	110.57 AC.
b). PROPOSED ZONING	R2 PUD
c). 119TH STREET DEDICATION	5.00 AC.
d). BOOK ROAD DEDICATION	3.41 AC.
e). INTERNAL P.D.W.	11.78 AC.
f). PARK DEDICATION (OUTLOT E & OUTLOT F)	8.04 AC.
g). NET AREA [TOTAL AREA LESS DEDICATIONS AND R.O.W.]	74.34 AC.
[0.1c + d + e + f]	
h). OPEN SPACE (STORMWATER/Common Area/Landscape Buffer)	29.44 AC.
i). LIFT STATION (OUTLOT N)	0.05 AC.
j). OPEN SPACE (P.U.D. STANDARDS)	37.91%
k). RESIDENTIAL UNITS:	
TOWNES (SINGLE FAMILY ATTACHED) 149	
FRONT SETBACK 25 FT.	
CORNER SIDE YARD SETBACK 15 FT.	
REAR YARD SETBACK 25 FT.	
BUILDING SEPARATION	
FRONT TO FRONT 61 FT.	
REAR TO REAR 50 FT.	
SIDE TO SIDE 12 FT.	
REAR TO SIDE 30 FT.	
MEADOWS (SINGLE FAMILY DETACHED) (56' X 120' LOTS) 54	
MINIMUM LOT SIZE 6,720 S.F.	
AVERAGE LOT SIZE 7,491 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) 59	
MINIMUM LOT SIZE 7,903 S.F.	
AVERAGE LOT SIZE 9,184 S.F.	
MAXIMUM LOT SIZE 15,448 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) 139	
MINIMUM LOT SIZE 4,510 S.F.	
AVERAGE LOT SIZE 5,105 S.F.	
MAXIMUM LOT SIZE 11,738 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.	
l). TOTAL UNITS 401	
m). GROSS MODIFIED DENSITY $\frac{1}{6000}$	3.93 DU/AC.
n). LOT AREA	
REQUIRED	
SINGLE FAMILY DETACHED (6,000 X 252)	1,512,000 S.F.
SINGLE FAMILY ATTACHED (4,000 X 149)	596,000 S.F.
TOTAL REQUIRED AREA	2,108,000 S.F.
PROVIDED	
SINGLE FAMILY DETACHED	1,655,966 S.F.
SINGLE FAMILY ATTACHED	559,852 S.F.
TOTAL	2,215,818 S.F.
DIFFERENCE	107,818 S.F.
o). TOWNHOME GUEST PARKING	
REQUIRED (2.25 SPACES PER UNIT @ 149 TH) + 336 SPACES	
PROVIDED (4 SPACES PER UNIT @ 149 TH) + 596 SPACES	
p). MULTIFIELD PARKING	
REQUIRED	70 SPACES
PROVIDED	75 SPACES



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)
- EXISTING R.O.W. LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)



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

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.B.D.E.	- INDICATES PUBLIC UTILITIES AND DRAINAGE EASEMENT

NOTES

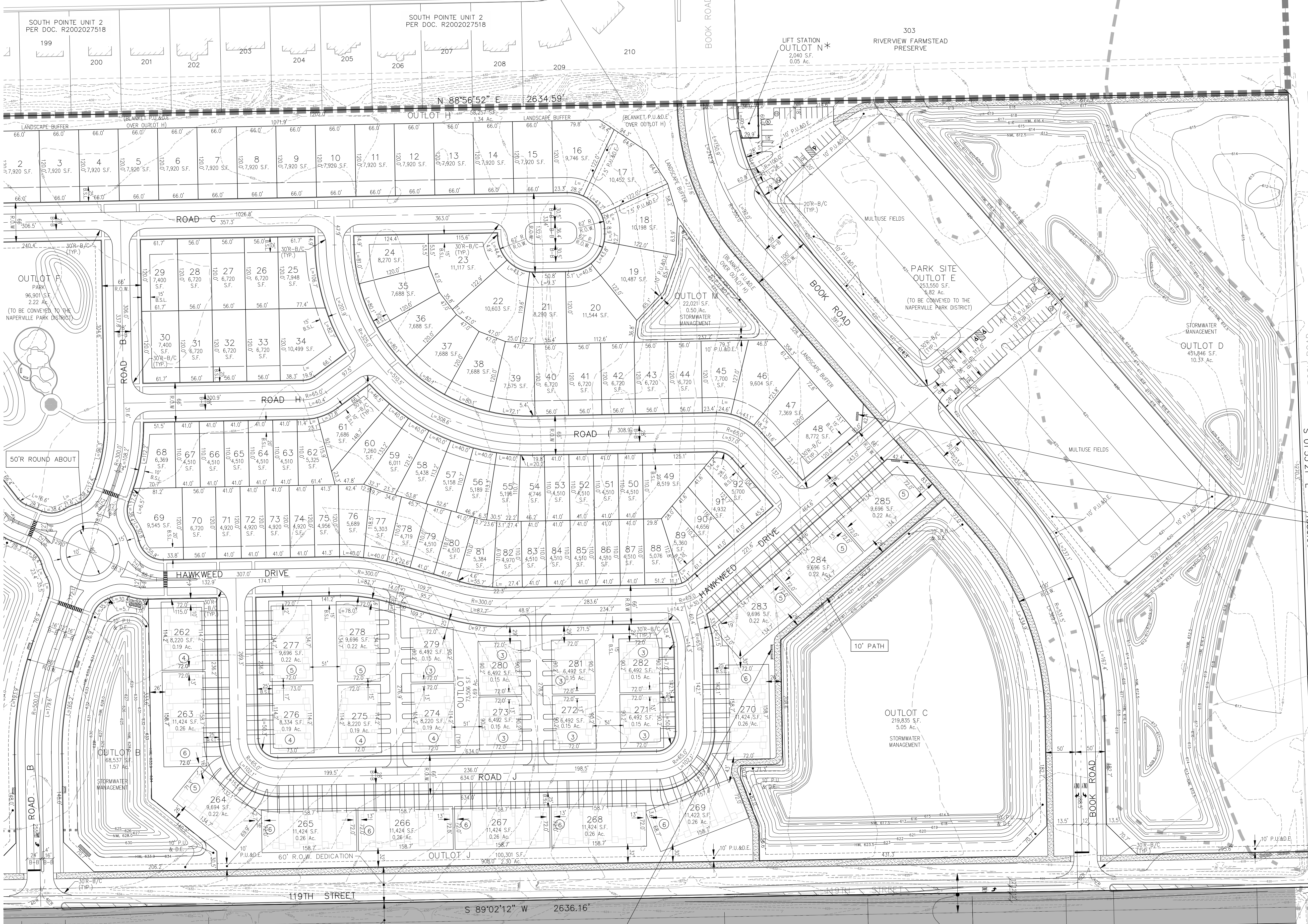
1. ADDITIONAL P.U. & D.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.
2. DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
3. ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
4. ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND 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 ACCORDANCE 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, 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 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).
14. BLANKET P.U. & D.E. OVER OUTLOTS G, H, I, J, K & L AND SIGNAGE EASEMENTS WILL BE PROVIDED ON THE FINAL PLAT.
15. ALL REQUIRED MONUMENTATION WILL BE PROVIDED ON THE FINAL SUBDIVISION PLAT.
16. FOR THE TOWNHOMES, DECKS AND PATIOS WILL NOT EXTEND PAST THE LOT LINE.
17. PHASES OF PROJECT WILL BE ADDRESSED AT TIME OF FINAL PLATTING.
18. EXISTING PARCELS ARE NOT SHOWN FOR CLARITY. PARCELS WILL BE SHOWN AT TIME OF FINAL PLATTING.
19. 2 STONE OR REINFORCED CONCRETE MONUMENTS WILL BE REQUIRED AT OPPOSING EXTREMITIES OF THE PLATTED PROPERTY, AS WELL AS IRON OR STONE MONUMENTS AT ALL LOT CORNERS.

PREPARED FOR:
PULTE HOME COMPANY, LLC
 1900 E. GOLF ROAD, SUITE 300
 SCHAUMBURG, IL 60173
 (847) 230-5400

PREPARED BY:
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 Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100
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 PH: 630.862.2100 FAX: 630.862.2199
 E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 402151 FILE NAME: PROVR
 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 DATED 9/15/22
PRELIMINARY P.U.D. FOR POLO CLUB
CITY OF NAPERVILLE PROJECT NO. 22-1000056

ROSINWEED LANE



80 40 0 80
SCALE: 1" = 80'

* NOTE: ANY FUTURE STRUCTURES ON OUTLOT N IS REQUIRED TO BE SETBACK 5' FROM PROPERTY LINE

MONUMENT SIGNS (SEE LANDSCAPE PLANS FOR DETAILS)

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

APPROXIMATE SCALED LOCATION OF FLOODPLAIN BY ELEVATION

PREPARED FOR:
PULTE HOME COMPANY, LLC
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SITTING AREA w/ 2 BENCHES (SEE LANDSCAPE PLANS FOR DETAILS)

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

SE CORNER OF SECTION 22-37-9 FOUND IRON ROD PER MONUMENT RECORD R2010-051625

PLOT FILE CREATED: 9/23/2022 BY: LESLIE LUNDBERG DRAWING PATH: P:\420151\UPLD\03\DRAWINGS\PRELIMINARY\PREOVR.DWG