



STATEMENT OF INTENT AND CONCEPT

Naperville Polo Club is a mixed-residential community consisting of 252 single-family detached residential homes and 149 townhomes on an approximately 110-acre site.

Located along 119th street just east of Route 59, Naperville Polo Club is proximate to abundant shopping, dining and entertainment options located along Route 59.

The mixed-residential offerings of Naperville Polo Club will attract a diverse array of buyers in terms of income, experience and housing needs.

Naperville Polo Club incorporates landscape enhancements to transition between the subdivision and adjacent properties.

A Homeowners Association will govern Naperville Polo Club pursuant to a Declaration of Covenants, Conditions, and Restrictions for the subdivision.

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 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

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.

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

BENCHMARK #16 - RR SPIKE SET IN 11TH UTILITY POLE WEST OF BOOK ROAD.

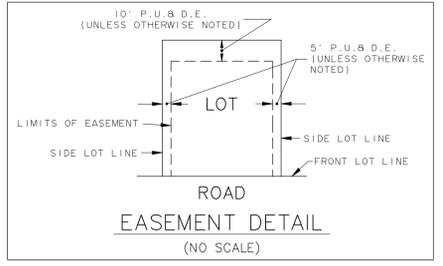
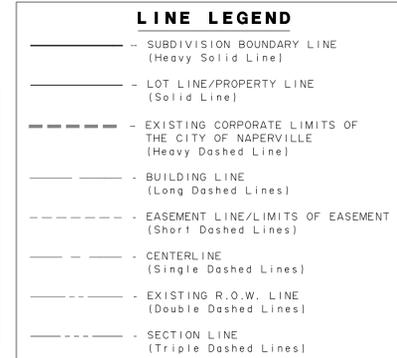
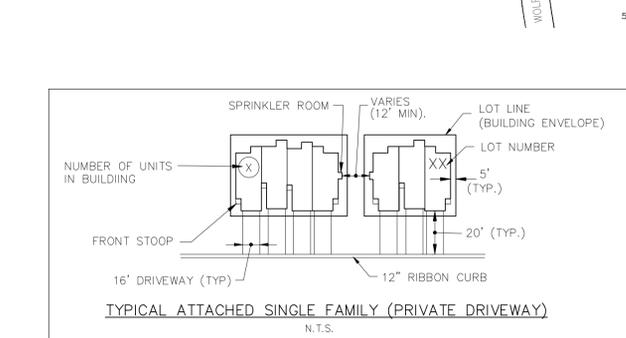
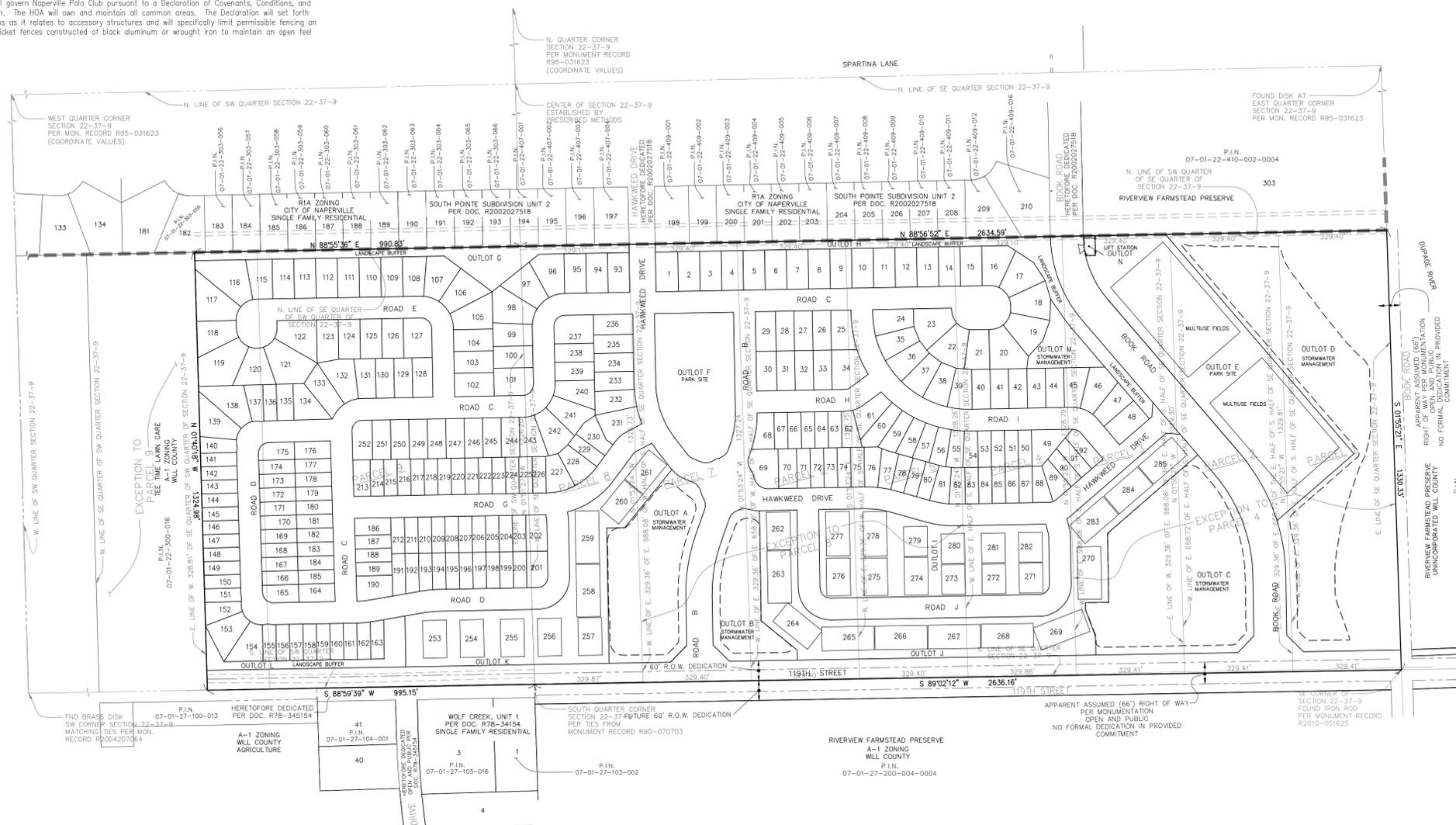
CONTROL POINTS

CP #104 - FOUND 'X' IN TOP OF CURB ON EAST SIDE OF HAWKWEED DRIVE APPROXIMATELY 13 FEET NORTH OF SUBJECT SITE.

Table with 2 columns: SITE DATA and values. Includes rows for total area, proposed zoning, dedications, setbacks, and lot sizes for various residential units.

Table with 2 columns: SITE DATA and values. Includes rows for total units, gross modified density, and required/provided parking spaces.

Table with 2 columns: SITE DATA and values. Includes rows for townhome guest parking and multiuse fields parking.



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

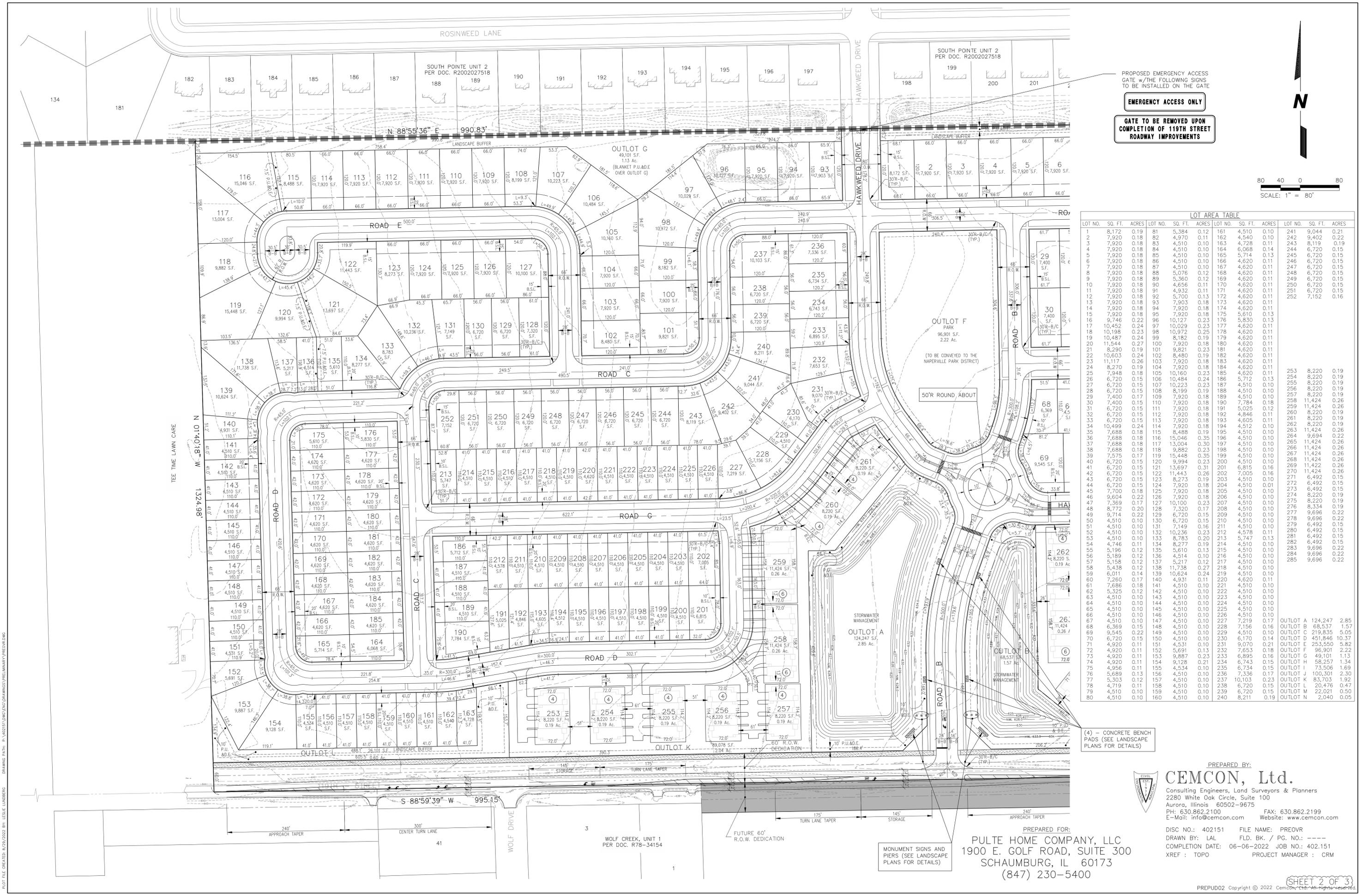
Table of abbreviations: N. - NORTH, S. - SOUTH, E. - EAST, W. - WEST, etc.

NOTES

- 1. ADDITIONAL P.U. & D.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.

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

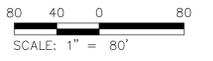
PREPARED BY: CEMCON, Ltd. Consulting Engineers, Land Surveyors & Planners 2280 White Oak Circle, Suite 100 Aurora, Illinois 60502-9675



PROPOSED EMERGENCY ACCESS GATE w/ THE FOLLOWING SIGNS TO BE INSTALLED ON THE GATE

EMERGENCY ACCESS ONLY

GATE TO BE REMOVED UPON COMPLETION OF 119TH STREET ROADWAY IMPROVEMENTS



LOT AREA TABLE

LOT NO.	SQ. FT.	ACRES									
1	8,172	0.19	81	5,384	0.12	161	4,510	0.10	241	9,044	0.21
2	7,920	0.18	82	4,970	0.11	162	4,540	0.10	242	9,402	0.22
3	7,920	0.18	83	4,510	0.10	163	4,728	0.11	243	8,119	0.19
4	7,920	0.18	84	4,510	0.10	164	6,068	0.14	244	6,720	0.15
5	7,920	0.18	85	4,510	0.10	165	5,714	0.13	245	6,720	0.15
6	7,920	0.18	86	4,510	0.10	166	4,620	0.11	246	6,720	0.15
7	7,920	0.18	87	4,510	0.10	167	4,620	0.11	247	6,720	0.15
8	7,920	0.18	88	5,076	0.12	168	4,620	0.11	248	6,720	0.15
9	7,920	0.18	89	5,360	0.12	169	4,620	0.11	249	6,720	0.15
10	7,920	0.18	90	4,656	0.11	170	4,620	0.11	250	6,720	0.15
11	7,920	0.18	91	4,932	0.11	171	4,620	0.11	251	6,720	0.15
12	7,920	0.18	92	5,700	0.13	172	4,620	0.11	252	7,152	0.16
13	7,920	0.18	93	7,903	0.18	173	4,620	0.11			
14	7,920	0.18	94	7,920	0.18	174	4,620	0.11			
15	7,920	0.18	95	7,920	0.18	175	5,810	0.13			
16	9,746	0.22	96	10,127	0.23	176	5,830	0.13			
17	10,452	0.24	97	10,029	0.23	177	4,620	0.11			
18	10,198	0.23	98	10,972	0.25	178	4,620	0.11			
19	10,487	0.24	99	8,182	0.19	179	4,620	0.11			
20	11,544	0.27	100	7,920	0.18	180	4,620	0.11			
21	8,290	0.19	101	9,821	0.23	181	4,620	0.11			
22	10,603	0.24	102	8,480	0.19	182	4,620	0.11	253	8,220	0.19
23	11,117	0.26	103	7,920	0.18	183	4,620	0.11	254	8,220	0.19
24	8,270	0.19	104	7,920	0.18	184	4,620	0.11	255	8,220	0.19
25	7,948	0.18	105	10,160	0.23	185	4,620	0.11	256	8,220	0.19
26	6,720	0.15	106	10,484	0.24	186	5,712	0.13	257	8,220	0.19
27	6,720	0.15	107	10,223	0.23	187	4,510	0.10	258	8,220	0.19
28	6,720	0.15	108	8,199	0.19	188	4,510	0.10	259	8,220	0.19
29	7,400	0.17	109	7,920	0.18	189	4,510	0.10	260	8,220	0.19
30	7,400	0.17	110	7,920	0.18	190	7,784	0.18	261	11,424	0.26
31	6,720	0.15	111	7,920	0.18	191	5,025	0.12	262	11,424	0.26
32	6,720	0.15	112	7,920	0.18	192	4,846	0.11	263	11,424	0.26
33	6,720	0.15	113	7,920	0.18	193	4,605	0.11	264	11,424	0.26
34	10,499	0.24	114	7,920	0.18	194	4,510	0.10	265	11,424	0.26
35	7,688	0.18	115	8,488	0.19	195	4,510	0.10	266	11,424	0.26
36	7,688	0.18	116	15,046	0.35	196	4,510	0.10	267	9,694	0.22
37	7,688	0.18	117	13,004	0.30	197	4,510	0.10	268	11,424	0.26
38	7,688	0.18	118	9,882	0.23	198	4,510	0.10	269	11,424	0.26
39	7,575	0.17	119	15,448	0.35	199	4,510	0.10	270	11,424	0.26
40	6,720	0.15	120	9,994	0.23	200	4,510	0.10	271	6,492	0.15
41	6,720	0.15	121	13,697	0.31	201	6,815	0.16	272	6,492	0.15
42	6,720	0.15	122	11,443	0.26	202	7,005	0.16	273	6,492	0.15
43	6,720	0.15	123	8,273	0.19	203	4,510	0.10	274	8,220	0.19
44	6,720	0.15	124	7,920	0.18	204	4,510	0.10	275	8,220	0.19
45	7,700	0.18	125	7,920	0.18	205	4,510	0.10	276	8,334	0.19
46	9,604	0.22	126	7,920	0.18	206	4,510	0.10	277	9,696	0.22
47	7,369	0.17	127	10,100	0.23	207	4,510	0.10	278	9,696	0.22
48	8,772	0.20	128	7,320	0.17	208	4,510	0.10	279	9,696	0.22
49	9,714	0.22	129	6,720	0.15	209	4,510	0.10	280	9,696	0.22
50	4,510	0.10	130	6,720	0.15	210	4,510	0.10	281	9,696	0.22
51	4,510	0.10	131	7,149	0.16	211	4,510	0.10	282	9,696	0.22
52	4,510	0.10	132	10,236	0.23	212	4,578	0.11	283	9,696	0.22
53	4,510	0.10	133	8,783	0.20	213	5,747	0.13	284	9,696	0.22
54	4,746	0.11	134	8,277	0.19	214	4,510	0.10	285	9,696	0.22
55	5,196	0.12	135	8,610	0.20	215	4,510	0.10			
56	5,189	0.12	136	4,514	0.10	216	4,510	0.10			
57	5,158	0.12	137	5,217	0.12	217	4,510	0.10			
58	5,438	0.12	138	11,738	0.27	218	4,510	0.10			
59	6,011	0.14	139	10,624	0.24	219	4,510	0.10			
60	7,260	0.17	140	4,931	0.11	220	4,620	0.11			
61	7,686	0.18	141	4,510	0.10	221	4,510	0.10			
62	5,325	0.12	142	4,510	0.10	222	4,510	0.10			
63	4,510	0.10	143	4,510	0.10	223	4,510	0.10			
64	4,510	0.10	144	4,510	0.10	224	4,510	0.10			
65	4,510	0.10	145	4,510	0.10	225	4,510	0.10			
66	4,510	0.10	146	4,510	0.10	226	4,510	0.10			
67	4,510	0.10	147	4,510	0.10	227	7,219	0.17			
68	6,369	0.15	148	4,510	0.10	228	7,156	0.16			
69	4,746	0.11	149	11,424	0.26	229	11,424	0.26			
70	6,720	0.15	150	4,510	0.10	230	6,170	0.14			
71	4,920	0.11	151	4,531	0.10	231	9,070	0.21			
72	4,920	0.11	152	5,691	0.13	232	7,653	0.18			
73	4,920	0.11	153	9,887	0.23	233	6,895	0.16			
74	4,920	0.11	154	9,128	0.21	234	6,743	0.15			
75	4,956	0.11	155	6,534	0.15	235	6,734	0.15			
76	5,689	0.13	156	4,510	0.10	236	7,336	0.17			
77	5,303	0.12	157	4,510	0.10	237	10,103	0.23			
78	4,719	0.11	158	4,510	0.10	238	6,720	0.15			
79	4,720	0.11	159	4,510	0.10	239	6,720	0.15			
80	4,510	0.10	160	4,510	0.10	240	8,211	0.19			

(4) - CONCRETE BENCH PADS (SEE LANDSCAPE PLANS FOR DETAILS)

PREPARED BY:
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PREPARED FOR:
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 SCHAUMBURG, IL 60173
 (847) 230-5400

DISC NO.: 402151 FILE NAME: PREVOR
 DRAWN BY: LAL FLD. BK. / PG. NO.: ----
 COMPLETION DATE: 06-06-2022 JOB NO.: 402.151
 XREF: TOPO PROJECT MANAGER: CRM

ROSINWEED LANE

BOOK ROAD

303 RIVERVIEW FARMSTEAD PRESERVE



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

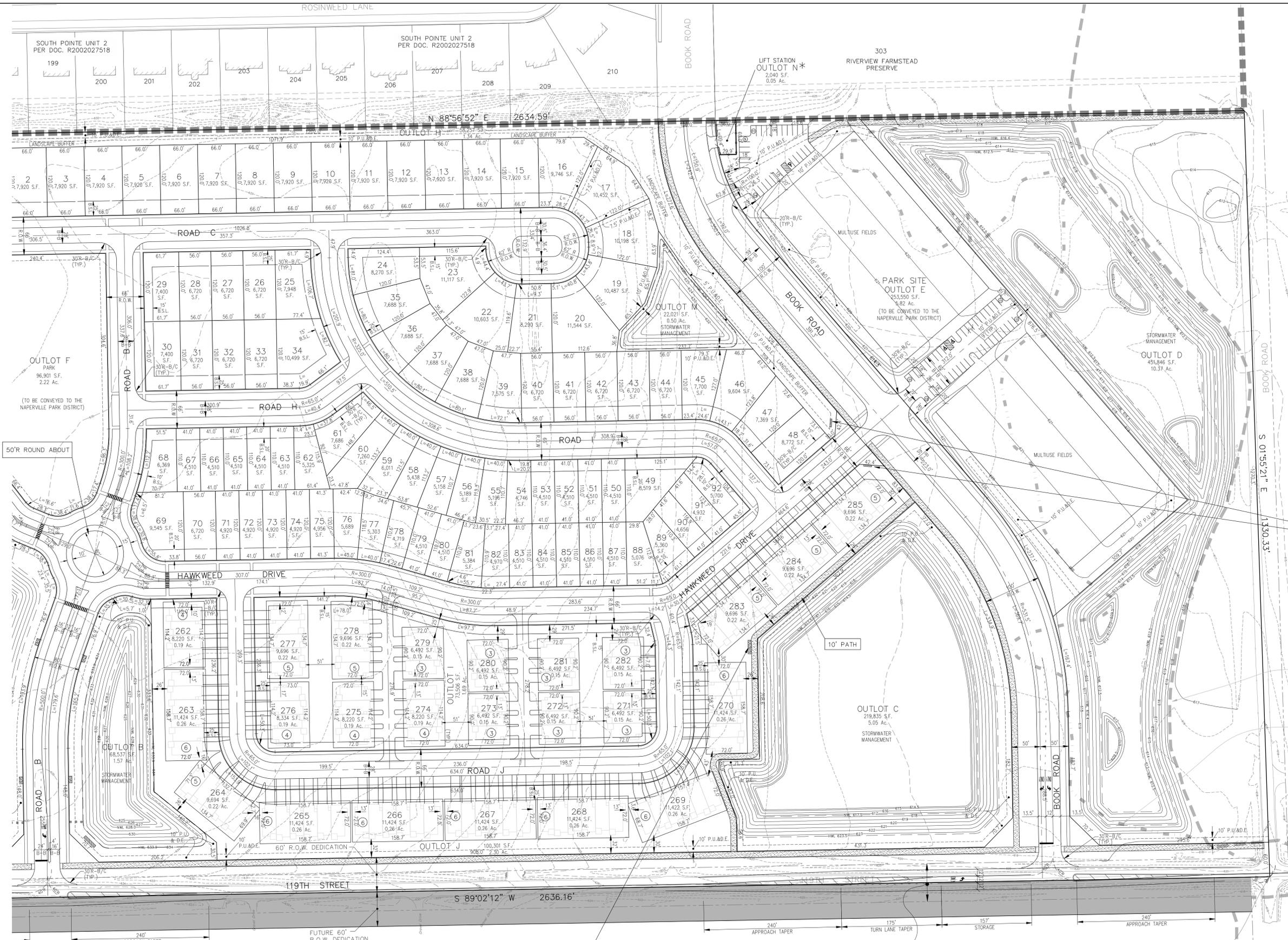
APPROXIMATE SCALED LOCATION OF FLOODPLAIN BY ELEVATION

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

PREPARED BY:
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Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
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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

SHEET 3 OF 3
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SOUTH POINTE UNIT 2 PER DOC. R2002027518

SOUTH POINTE UNIT 2 PER DOC. R2002027518

LIFT STATION OUTLOT N* 2,040 S.F. 0.05 Ac.

LANDSCAPE BUFFER

APPROACH TAPER

FUTURE 60' R.O.W. DEDICATION

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

APPROACH TAPER

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PLOT FILE CREATED 8/29/2022 BY LESLIE LUNDBERG
DRAWING PATH: P:\420151\UPLD\03\DRAWINGS\PRELIMINARY\PREOVR.DWG