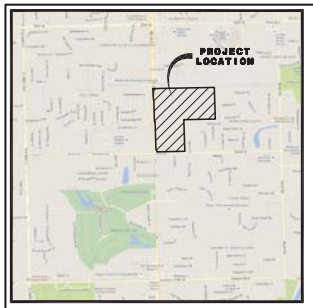
PRELIMINARY PLAT OF SUBDIVISION

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

RM1-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

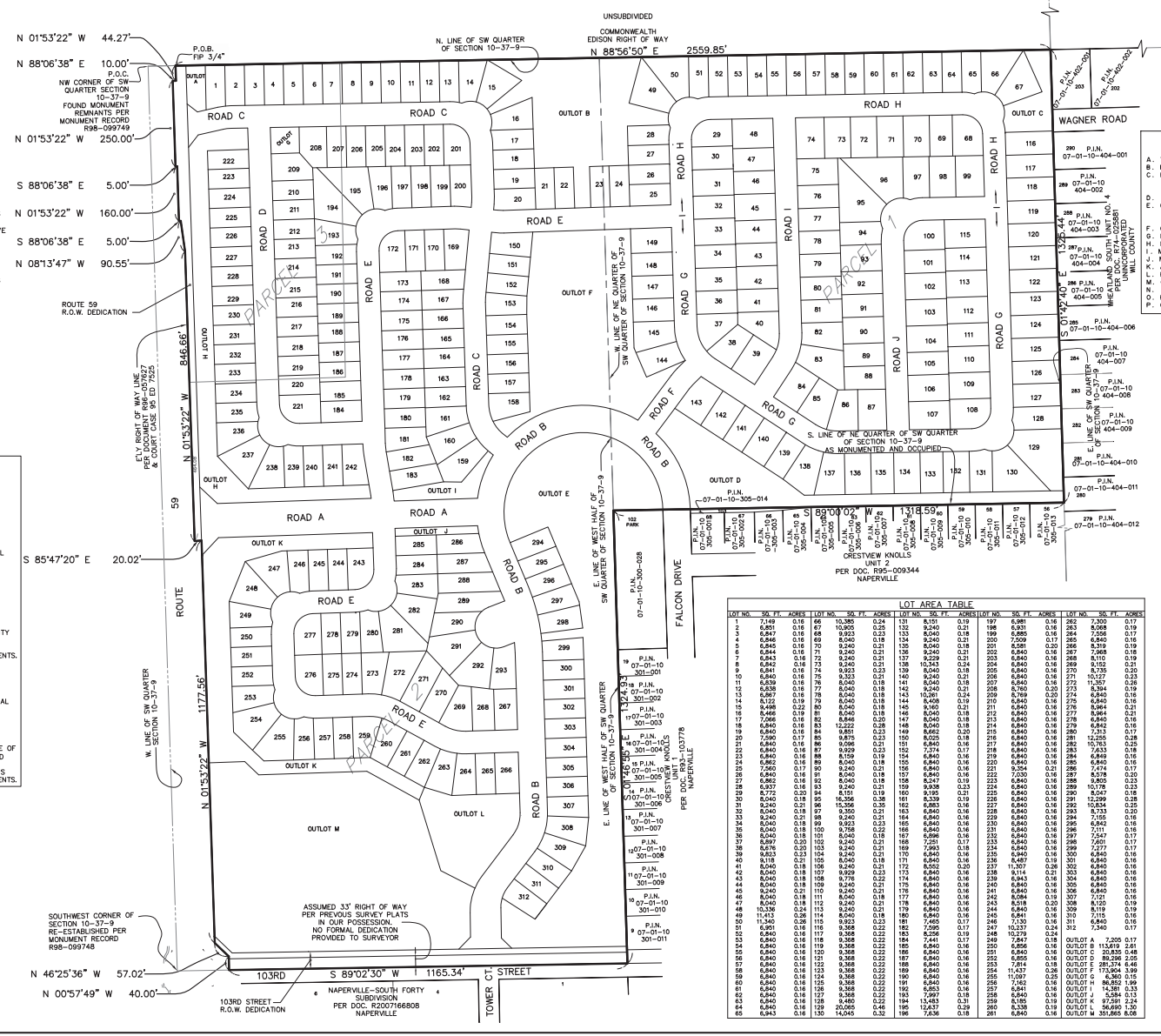
CP 104 - CUT CROSS IN CENTERLINE OF THE END OF THE CONCRETE WALK AT SOUTHEAST CORNER OF SITE.
ELEV: 668.25 NAVD88

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.



PARCEL INDEX NUMBER

07-01-10-300-002
07-01-10-300-028
07-01-10-300-029
NAPERVILLE, ILLINOIS

MERIDIAN N ASSUMED

150 75 0 150
SCALE: 1" = 150'

SITE DATA

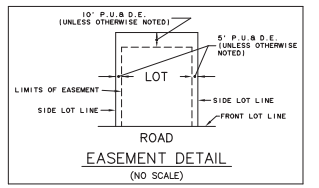
A. TOTAL AREA	114.28 AC.±	100%
B. PROPOSED ZONING	R2	
C. EXTERNAL R.O.W.	2.19 AC.±	1.92%
(I-05 & STREET)	1.36 AC.±	
(ROUTE 59)	0.83 AC.±	
D. INTERNAL R.O.W.	24.05 AC.±	21.04%
E. COMMON OPEN SPACE	21.90 AC.±	19.16%
(STORMWATER MANAGEMENT/OPEN SPACE & LANDSCAPE BUFFERS)	8.08 AC.±	7.07%
F. CHURCH SITE	58.06 AC.±	50.81%
G. NET RESIDENTIAL (DETACHED)	312	
H. NO. OF LOTS (DETACHED)	6,838 S.F.	
I. MINIMUM LOT SIZE	20,065 S.F.	
J. MAXIMUM LOT SIZE	8,146 S.F.	
K. AVERAGE LOT SIZE	25 FT.	
L. FRONT YARD SETBACK	15 FT.	
M. CORNER SIDE YARD SETBACK	6' MIN. w/COMBINED 16' TOTAL	
N. INTERIOR SIDE YARD SETBACK	25 FT.	
O. REAR YARD SETBACK	2.78 DU/AC.	
P. GROSS MODIFIED DENSITY H/A-C		

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	9,040	0.18	199	6,885	0.16	264	7,300	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	9,040	0.18	201	6,581	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	9,240	0.21	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	9,040	0.18	141	9,240	0.21	207	6,840	0.16	272	11,350	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	10,361	0.24	209	6,840	0.16	274	6,840	0.16
14	8,122	0.19	79	8,040	0.18	144	9,408	0.19	210	6,840	0.16	275	6,840	0.16
15	9,468	0.22	80	8,040	0.18	145	9,040	0.18	211	6,840	0.16	276	6,844	0.21
16	9,466	0.19	81	8,040	0.18	146	8,040	0.18	212	6,840	0.16	277	8,964	0.21
17	6,840	0.16	82	8,040	0.18	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	8,040	0.18	215	6,840	0.16	280	7,313	0.17
20	7,590	0.17	85	9,875	0.23	150	8,022	0.18	216	6,840	0.16	281	12,255	0.28
21	6,840	0.16	86	9,068	0.21	151	9,240	0.21	217	6,840	0.16	282	10,783	0.25
22	6,840	0.16	87	9,929	0.23	152	9,374	0.22	218	6,840	0.16	283	7,433	0.18
23	6,840	0.16	88	8,159	0.19	153	8,040	0.18	219	6,840	0.16	284	6,840	0.16
24	6,840	0.16	89	8,040	0.18	154	8,040	0.18	220	6,840	0.16	285	6,840	0.16
25	7,260	0.17	90	9,240	0.21	155	8,040	0.18	221	9,354	0.21	286	7,477	0.17
26	6,840	0.16	91	9,240	0.21	156	8,040	0.18	222	6,840	0.16	287	8,378	0.20
27	6,867	0.16	92	8,040	0.18	157	8,040	0.18	223	6,840	0.16	288	8,870	0.23
28	9,937	0.23	93	9,240	0.21	158	9,258	0.21	224	6,840	0.16	289	10,179	0.23
29	8,772	0.20	94	8,151	0.19	160	9,195	0.21	225	6,840	0.16	290	8,040	0.18
30	8,042	0.18	95	16,356	0.38	161	8,339	0.19	226	6,840	0.16	291	12,259	0.28
31	9,240	0.21	96	15,356	0.35	162	6,883	0.16	227	6,840	0.16	292	10,853	0.25
32	9,240	0.21	97	9,300	0.21	163	6,840	0.16	228	6,840	0.16	293	8,734	0.20
33	9,240	0.21	98	9,240	0.21	164	6,840	0.16	229	6,840	0.16	294	7,165	0.16
34	9,240	0.21	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	9,678	0.22	103	9,240	0.21	169	7,893	0.18	234	6,840	0.16	299	7,217	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	9,240	0.21	171	6,840	0.16	236	6,487	0.15	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	9,141	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	9,240	0.21	111	9,240	0.21	177	6,840	0.16	242	6,840	0.16	307	7,112	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	10,126	0.24	113	9,240	0.21	179	6,840	0.16	244	8,279	0.19	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	9,937	0.23	115	8,040	0.18	181	6,840	0.16	246	6,856	0.16	311	7,923	0.18
51	6,901	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	7,397	0.18	258	6,840	0.16	OUTLOT J	6,584	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	12,617	0.29	260	8,338	0.19	OUTLOT L	36,690	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:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400

PREPARED BY:
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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.: 18-10000007

SHEET 1 OF 4

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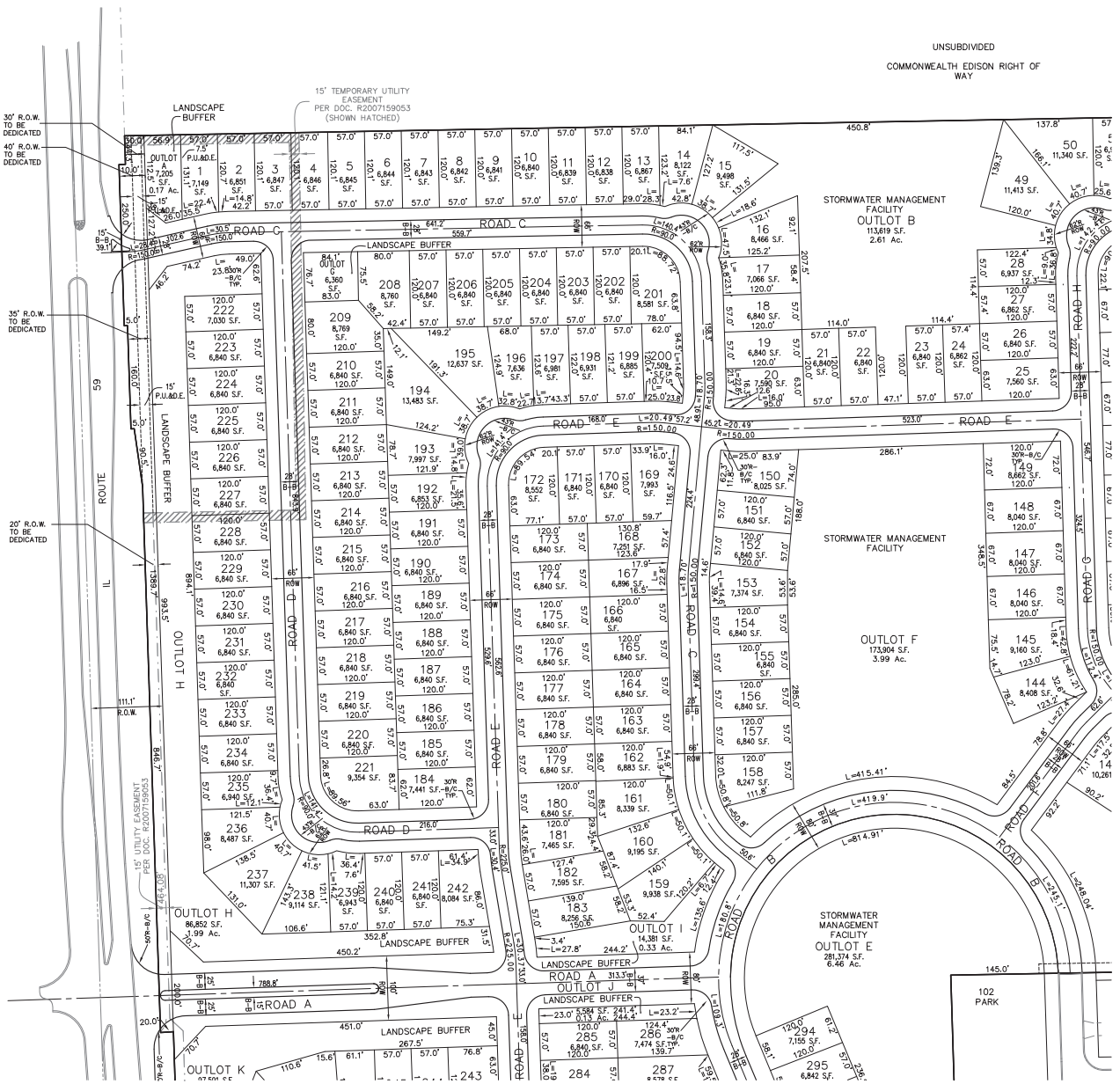
EXHIBIT B



PARCEL DESCRIPTIONS

PARCEL ONE:
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, WHEATLAND TOWNSHIP, WILL COUNTY, ILLINOIS.

PARCEL TWO:
THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, WHEATLAND TOWNSHIP, WILL COUNTY, ILLINOIS;

EXCEPT THAT PART TAKEN BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION FOR HIGHWAY EXPANSION ALONG ILLINOIS ROUTE 59 IN COURT CASE 95 ED 7525; AND ALSO EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER AND HEADING THENCE NORTH 88 DEGREES 56 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 80.58 FEET TO THE POINT OF BEGINNING: CONTINUING AT THE POINT OF BEGINNING, THENCE NORTH 88 DEGREES 56 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 480.00 FEET TO A POINT; THENCE SOUTH 01 DEGREES 03 MINUTES 08 SECONDS EAST, A DISTANCE OF 920.00 FEET TO A POINT; THENCE SOUTH 88 DEGREES 06 MINUTES 54 SECONDS WEST, A DISTANCE OF 456.58 FEET TO A POINT OF THE EASTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 59 PER DOCUMENT R96-057627; THENCE NORTH 01 DEGREE 53 MINUTES 06 SECONDS WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 382.58 FEET TO A POINT; THENCE NORTH 08 DEGREES 13 MINUTES 31 SECONDS WEST, A DISTANCE OF 90.55 FEET TO A POINT; THENCE SOUTH 88 DEGREES 06 MINUTES 54 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A POINT, THENCE NORTH 01 DEGREE 53 MINUTES 06 SECONDS WEST, A DISTANCE OF 160.00 FEET TO A POINT; THENCE SOUTH 88 DEGREES 06 MINUTES 54 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A POINT; THENCE NORTH 01 DEGREE 53 MINUTES 06 SECONDS WEST, A DISTANCE OF 250.00 FEET TO A POINT; THENCE NORTH 88 DEGREES 06 MINUTES 54 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTH 01 DEGREE 53 MINUTES 06 SECONDS WEST, A DISTANCE OF 44.30 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART PREVIOUSLY ANNEXED TO THE CITY OF NAPERVILLE.

PARCEL THREE
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER AND HEADING THENCE NORTH 88 DEGREES 56 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 80.58 FEET TO THE POINT OF BEGINNING: CONTINUING AT THE POINT OF BEGINNING, THENCE NORTH 88 DEGREES 56 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 480.00 FEET TO A POINT; THENCE SOUTH 01 DEGREE 03 MINUTES 08 SECONDS EAST, A DISTANCE OF 920.00 FEET TO A POINT; THENCE SOUTH 88 DEGREES 06 MINUTES 54 SECONDS WEST, A DISTANCE OF 456.58 FEET TO A POINT OF THE EASTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 59 PER DOCUMENT R96-057627; THENCE NORTH 01 DEGREE 53 MINUTES 06 SECONDS WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 382.58 FEET TO A POINT; THENCE NORTH 08 DEGREES 13 MINUTES 31 SECONDS WEST, A DISTANCE OF 90.55 FEET TO A POINT; THENCE SOUTH 88 DEGREES 06 MINUTES 54 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A POINT, THENCE NORTH 01 DEGREE 53 MINUTES 06 SECONDS WEST, A DISTANCE OF 160.00 FEET TO A POINT; THENCE SOUTH 88 DEGREES 06 MINUTES 54 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A POINT; THENCE NORTH 01 DEGREE 53 MINUTES 06 SECONDS WEST, A DISTANCE OF 250.00 FEET TO A POINT; THENCE NORTH 88 DEGREES 06 MINUTES 54 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTH 01 DEGREE 53 MINUTES 06 SECONDS WEST, A DISTANCE OF 44.30 FEET TO THE POINT OF BEGINNING.

PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
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DISC NO.: 402109 FILE NAME: PREOVR
DRAWN BY: LAL FLD. BK. / PG. NO.: ----
COMPLETION DATE: 07-30-18 JOB NO.: 402.109
XREF : TOPO PROJECT MANAGER : CRM

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

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EXHIBIT B

PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
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PRELIMINARY PLAT OF SUBDIVISION FOR WAGNER FARMS
CITY OF NAPERVILLE PROJECT NO.: 18-10000037

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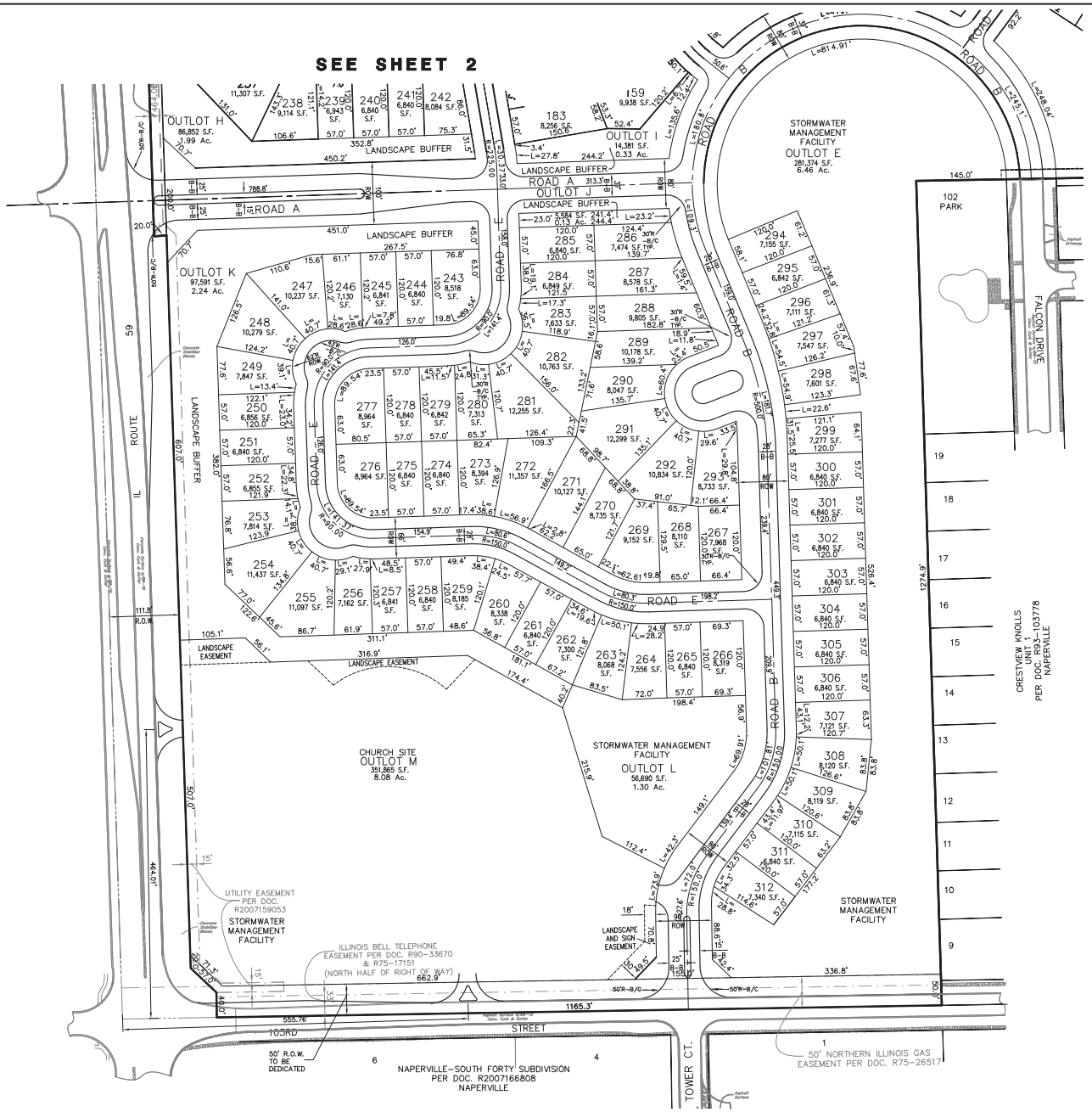

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