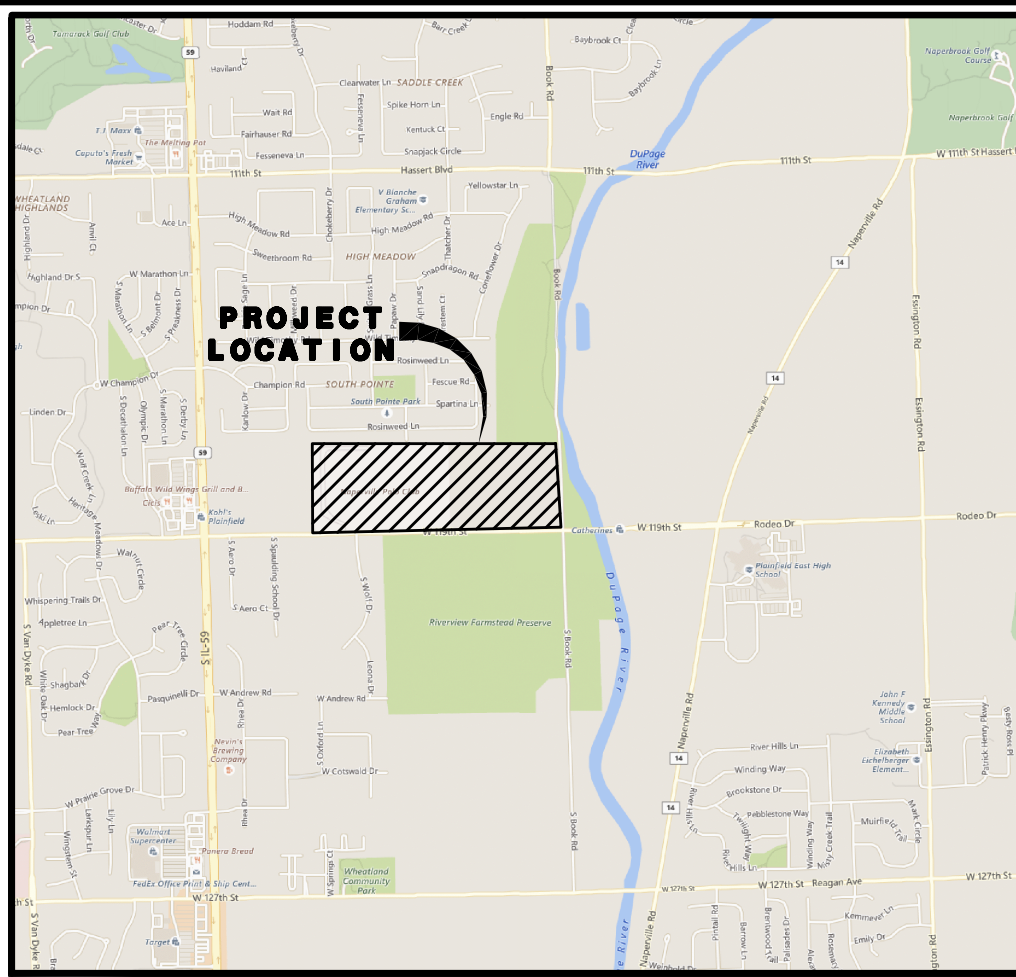


PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT FOR NAPERVILLE POLO CLUB

NAPERVILLE, IL

LEGAL 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.

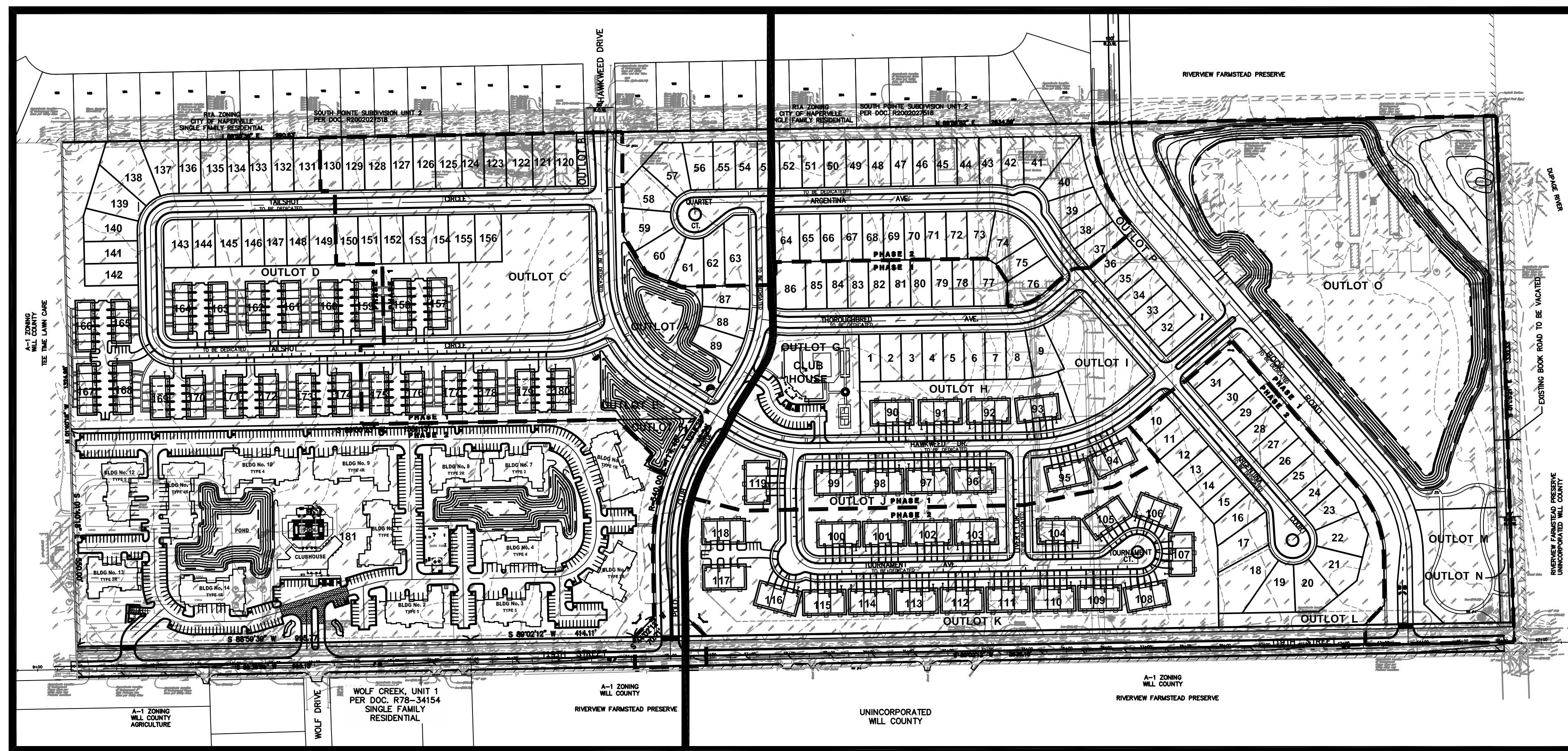


LOCATION MAP

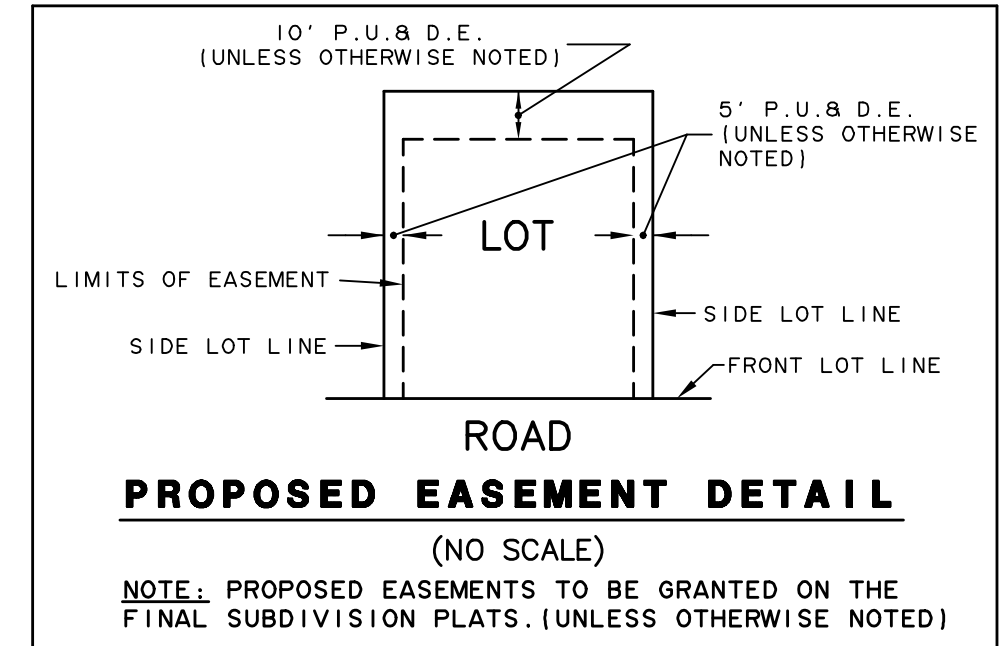
STATEMENT OF INTENT AND CONCEPT

POLO CLUB IS A PLANNED UNIT DEVELOPMENT THAT WILL OFFER LUXURY APARTMENTS, REAR ENTRY TOWNHOMES, FRONT ENTRY TOWNHOMES, AND AGE TARGETED SINGLE FAMILY DWELLINGS. THE PROJECT DENSITY IS CONSIDERED FOR THE PROJECT AS A WHOLE AND COMPLIES WITH THE 8 UNITS PER ACRE MAXIMUM THAT IS REQUIRED FOR ZONING DISTRICT R3A. THIS DEVELOPMENT FEATURES WELL DESIGNED ARCHITECTURE WITH A PLEASING COLOR PALETTE OF EXTERIOR MATERIALS DESIGNED TO COMPLEMENT THE EXISTING NEIGHBORING COMMUNITIES. POLO CLUB HAS MULTIPLE RECREATION OPPORTUNITIES WITH A BIKE PATH EXTENSION FROM RIVERVIEW FARMSTEAD FOREST PRESERVE, ONE DOG PARK, FOUR SCENIC OVERLOOKS AND TWO CLUBHOUSES, ALL OFFERING VIEWS OF THE LARGE NATURALIZED AREAS WITHIN THE COMMUNITY. THIS PUD PROVIDES OPPORTUNITY FOR MAINTENANCE FREE MODERN LIVING.

LOT AREA TABLE			
LOT NO.	AREA (S.F.)	LOT NO.	AREA (S.F.)
1	6,366	51	6,718
2	6,360	52	6,718
3	6,360	53	6,718
4	6,360	54	6,718
5	6,360	55	6,722
6	6,360	56	8,106
7	6,360	57	10,337
8	7,061	58	10,150
9	7,884	59	9,667
10	7,461	60	9,819
11	6,360	61	8,196
12	6,360	62	7,403
13	6,360	63	10,817
14	6,360	64	7,434
15	6,360	65	6,360
16	6,360	66	7,516
17	9,797	67	6,360
18	15,049	68	6,360
19	11,015	69	6,360
20	9,877	70	6,360
21	9,832	71	6,360
22	9,832	72	6,360
23	7,723	73	7,210
24	6,360	74	9,733
25	6,360	75	6,369
26	6,360	76	9,942
27	6,360	77	9,018
28	6,360	78	6,360
29	6,360	79	6,360
30	6,360	80	6,360
31	6,360	81	6,360
32	6,360	82	6,360
33	6,360	83	6,360
34	6,360	84	6,360
35	6,361	85	6,360
36	6,361	86	9,007
37	6,794	87	6,694
38	6,887	88	7,380
39	7,622	89	7,379
40	10,726	90	7,040
41	11,733	91	7,040
42	6,913	92	7,040
43	6,735	93	7,040
44	6,720	94	7,040
45	6,720	95	7,040
46	6,719	96	7,040
47	6,719	97	7,040
48	6,719	98	7,040
49	6,719	99	7,040
50	6,718	100	7,040



- ### NOTES
- DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
 - ALL RIGHTS-OF-WAY ARE TO BE PUBLIC DEDICATIONS.
 - ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
 - 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.
 - UNLESS OTHERWISE NOTED ALL WATERMAIN AND SANITARY SEWER TO BE 8" DIAMETER.
 - ADDITIONAL P.U. & D.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.
 - 10 FOOT WIDE PERIMETER P.U. & D.E. STRIP STYLE EASEMENTS WILL BE GRANTED ON ALL STORMWATER MANAGEMENT AREAS ON FINAL PLAT
 - A BLANKET STYLE STORMWATER MANAGEMENT EASEMENT WILL BE GRANTED ON ALL STORMWATER MANAGEMENT AREAS.
 - ALL SANITARY SERVICE CONNECTIONS TO SANITARY SEWER MAINS MUST HAVE AN OVERHEAD SEWER SYSTEM WITHIN THE BUILDING.
 - ANY EXISTING WELLS OR SEPTIC SYSTEMS TO BE REMOVED, ABANDONED AND/OR SEALED IN ACCORDANCE W/ WILL COUNTY HEALTH DEPT. REGULATIONS. DOCUMENTATION TO BE PROVIDED TO THE CITY
 - 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.



SITE DATA

A. TOTAL AREA	110.57 AC. ±
B. PROPOSED ZONING	R3A PUD
C. EXTERNAL R.O.W.	4.17 AC. ±
1191 ^h STREET	0.97 AC. ±
OLD BOOK ROAD (DEDICATED TO THE FOREST PRESERVE)	5.14 AC. ±
TOTAL	15.99 AC. ±
D. INTERNAL R.O.W.	3.55 AC. ±
LOCAL STREETS	15.99 AC. ±
E. COMMON OPEN SPACE	18.70 AC. ±
SINGLE FAMILY DETACHED	10.50 AC. ±
SINGLE FAMILY ATTACHED	7.70 AC. ±
F. MULTI FAMILY RESIDENTIAL (DETACHED)	49.70 AC. ±
SINGLE FAMILY RESIDENTIAL (ATTACHED)	126
MINIMUM LOT SIZE	2.54 D.U./AC.
MAXIMUM LOT SIZE	6,360 S.F.
AVERAGE LOT SIZE	15,049 S.F.
G. SINGLE FAMILY RESIDENTIAL (ATTACHED)	7,582 S.F.
TRIPLEX - SEABOARD	28.10 AC. ±
AREA	221
H. MULTI FAMILY RESIDENTIAL LOT	7.86 D.U./AC.
AREA	18.60 AC. ±
NO. OF BLDGS	14
NO. OF UNITS	290
DENSITY	15.59 D.U./AC.
MAX. BUILDING HEIGHT	38'-9"
SETBACKS	
FRONT YARD	30 FT.
CORNER SIDE YARD	20 FT.
INTERIOR SIDE YARD	20 FT.
REAR YARD	30 FT.
I. TOTAL UNITS	637
J. GROSS MODIFIED DENSITY (TOTAL) (A-C)/(TOTAL)	6.04 DU/AC.
K. LINEAL FEET OF ROADWAY	11,898 FT.

COMMON OPEN SPACE, SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED AND MULTI-FAMILY AREAS WERE CALCULATED BY GARY R. WEBER ASSOCIATES, INC. SEE OPEN SPACE EXHIBIT FOR A MORE DETAILED LOOK AT HOW THESE NUMBERS WERE DERIVED.

PARKING DATA

SINGLE FAMILY ATTACHED & MULTI FAMILY PARKING REQUIREMENTS

LAND USE	UNITS	REQ. PARKING	PROVIDED PARKING	REQ. GUEST PARKING	PROVIDED GUEST PARKING	PROVIDED OFF STREET	PROVIDED ON STREET	REQ. BIKE PARKING	PROVIDED BIKE PARKING
Seaboard	131	262	524	32.75	34	9	25	-	-
Triplex	90	180	360	22.5	24	6	18	-	-
Multi Family	290	580	580	73	101	681	-	62	63

CLUB HOUSE PARKING REQUIREMENTS

LAND USE	S.F.	REQ. PARKING	PROVIDED PARKING	REQ. BIKE PARKING	PROVIDED BIKE PARKING
DRH Club House	6420	26	31	3	4
Multi Family Club House	6740	27	27	3	4

- ### ABBREVIATIONS
- | | | | |
|--------|-------------------|--------|----------------|
| N. | - NORTH | R.R. | - RAILROAD |
| S. | - SOUTH | REC. | - RECORD |
| E. | - EAST | SEC. | - SECTION |
| W. | - WEST | L | - ARC LENGTH |
| NW. | - NORTHWEST | R | - RADIUS |
| DOC. | - DOCUMENT | R.O.W. | - RIGHT OF WAY |
| F.I.P. | - FOUND IRON PIPE | Ac. | - ACRES |
| MON. | - MONUMENT | S.F. | - SQUARE FEET |
| Q. | - ON LINE | 1/4 | - QUARTER |
| Q-B | - BACK TO BACK | B/C | - BACK OF CURB |
- P.U. & D.E. - INDICATES PUBLIC UTILITIES AND DRAINAGE EASEMENT THEREBY GRANTED. [SEE PROVISIONS FOR DETAILS.]

- ### NOTES
- 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).
 - LOT DIMENSIONS & AREAS ARE APPROXIMATIONS AND WILL VARY AT TIME OF FINAL PLATTING.
 - PHASES OF PROJECT WILL BE ADDRESSED AT TIME OF FINAL PLATTING.

- ### LINE LEGEND
- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
 - PROPOSED LOT LINE/PROPERTY LINE (Solid Line)
 - EXISTING LOT LINE/PROPERTY LINE (Solid Line)
 - PROPOSED EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
 - EXISTING EASEMENT LINE/LIMITS OF EASEMENT (Dashed Lines)
 - CENTERLINE (Single Dashed Lines)
 - UNDERLYING PARCEL/LAND LINE (Screened Solid Line)
 - MUNICIPAL CORPORATE BOUNDARY (Hatch Lines)
 - PHASE DESIGNATION LINE (Bold Dashed)
 - EXISTING RIGHT OF WAY LINE (Screened Line With Double Dash)

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

NAPERVILLE, ILLINOIS

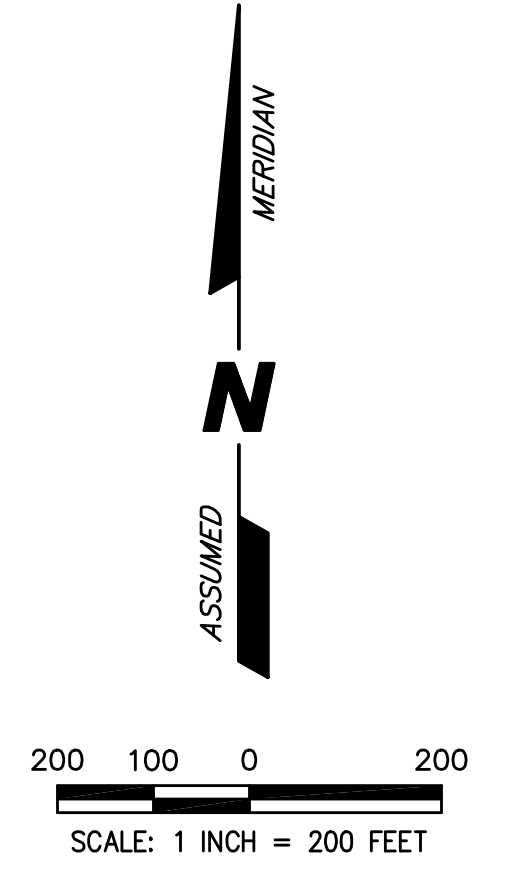


EXHIBIT B

PREPARED FOR:
D.R. HORTON, INC.-MIDWEST,
 A CALIFORNIA CORPORATION
 750 E. BUNKER COURT, SUITE 500
 VERNON HILLS, IL 60061
 (847) 362-9100

PREPARED BY:

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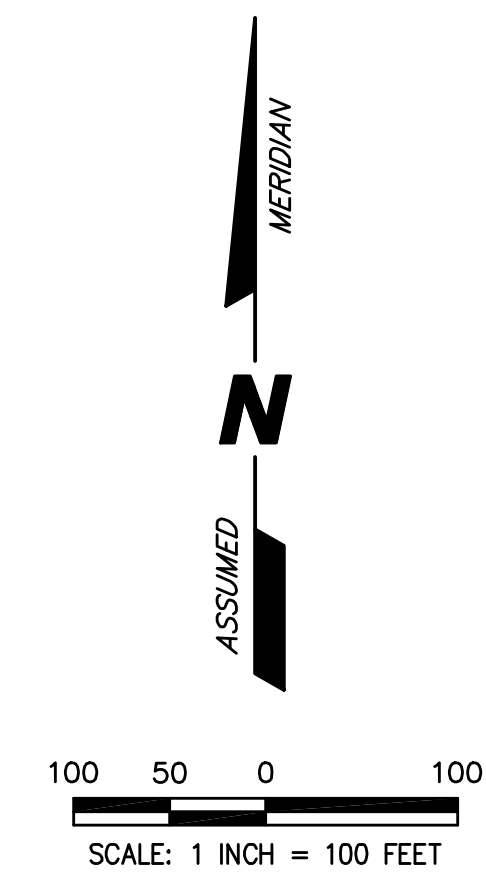
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 COMPLETION DATE: 03-26-18 JOB NO.: 637.014
 XREF: TOPO PROJECT MANAGER: KTS
 REV: 06-04-18/KMS PER CITY COMMENT REVIEW LETTER DATED 05-31-18
 REV: 07-06-18/KMS PER CITY COMMENT REVIEW LETTER DATED 06-21-18
 REV: 08-14-18/JGC PER CITY COMMENT REVIEW LETTER DATED 08-07-18
 REV: 09-28-18/HAG PER REVISED LAND PLAN
 REV: 10-03-18/HAG PER CITY REVIEW DATED 10-01-2018
 REV: 10-17-18/HAG PER CITY REVIEW DATED 10-16-2018
NAPERVILLE POLO CLUB
CITY PROJECT NUMBER 18 • 18-1000022

PREPUD-01
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PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT

FOR
NAPERVILLE POLO CLUB

NAPERVILLE, IL



PREPARED FOR:
D.R. HORTON, INC.—MIDWEST,
A CALIFORNIA CORPORATION
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NAPERVILLE POLO CLUB
CITY PROJECT NUMBER 18 • 18-1000022

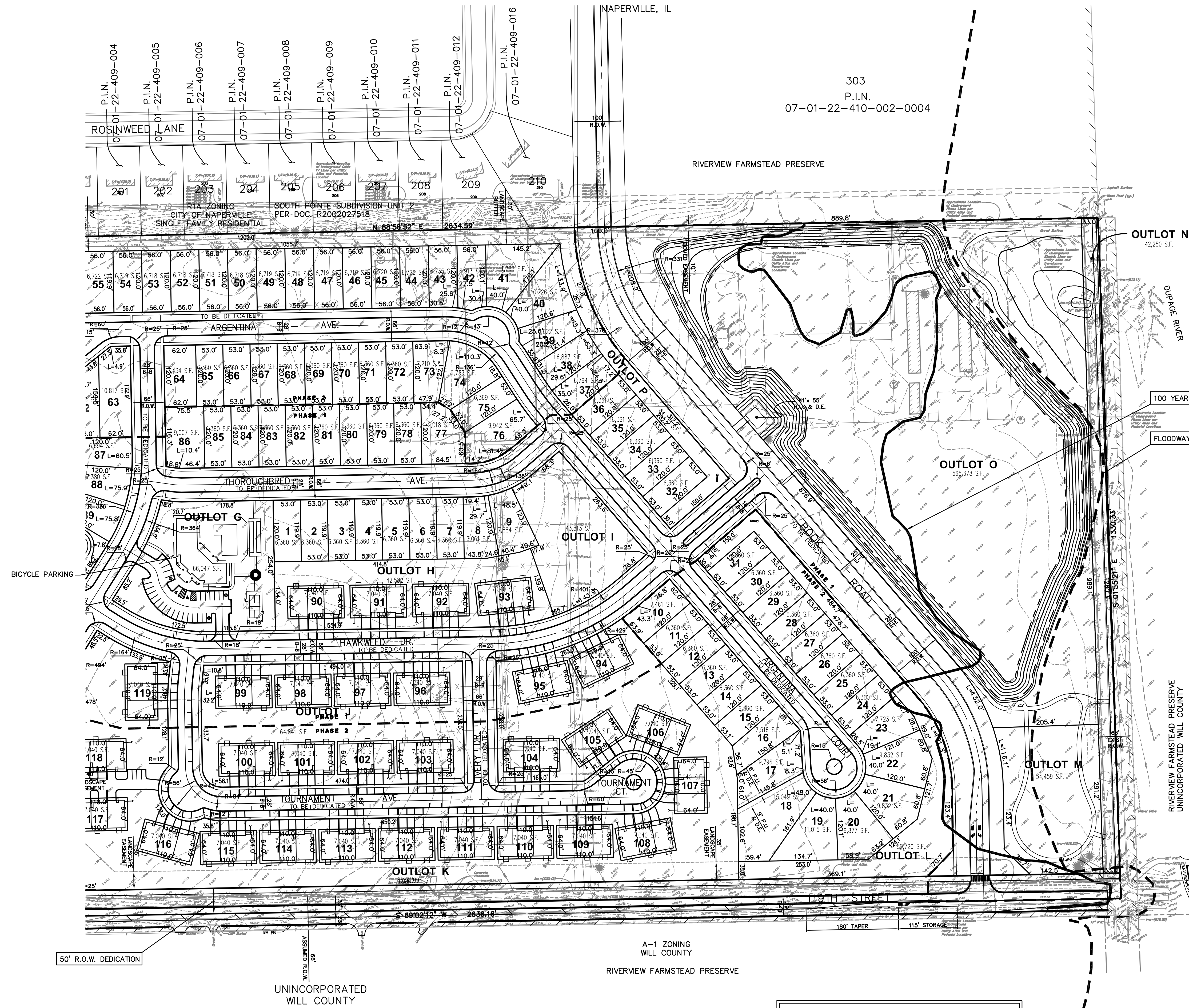
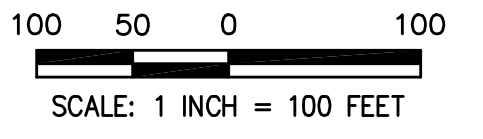
PREPUD-02
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LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.

EXHIBIT B

DRAWING PATH: P:\ESTD\KUM\DWG\DRAWINGS\PRELIMINARY\PREOVR.DWG
PLOT FILE CREATED: 10/18/2018 BY: BRANDON DAVIS

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT FOR **NAPERVILLE POLO CLUB**



PLOT FILE CREATED: 10/18/2018 BY: BRANDON DAVIS

PREPARED FOR:
D.R. HORTON, INC.—MIDWEST,
 A CALIFORNIA CORPORATION
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NAPERVILLE POLO CLUB
CITY PROJECT NUMBER 18 • 18-1000022

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P.I.N.
07-01-27-200-004-0004

EXHIBIT B