

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. With four distinct housing lines, Naperville Polo Club adds to the diversity of the City's housing stock and meets the various needs and desires for a broad spectrum of homebuyers.

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. At the same time, Naperville Polo Club is located adjacent to the Will County Forest Preserve's Riverview Farmstead Preserve, which creates a quiet enclave with unparalleled access to preserved open space and passive recreational amenities. As part of the development, approximately 10-acres identified as Outlot D will be dedicated to the Will County Forest Preserve District as a logical extension of the Riverview Farmstead Preserve. Other private open space is dedicated to open yards and stormwater basins that provide attractively landscaped areas with paths, sidewalk connections and other pedestrian scale enhancements. In addition, Naperville Polo Club includes approximately 8 acres of publicly dedicated park space that will be improved with multi-use fields, playground equipment, a pavilion and other appropriate amenities in coordination with the Naperville Park District. Together, the public recreational areas and the private open space provide a balance of active and passive open spaces throughout this community.

The mixed-residential offerings of Naperville Polo Club will attract a diverse array of buyers in terms of income, experience and housing needs. The townhome portion of Naperville Polo Club, known as the Townes series, consists of 149 units located along the southern portion of the community and offer a transition between more intensive use of 119th street and the single-family portion of the community. The heart of Naperville Polo Club features small-lot single-family detached homes known as the Springs. The Springs will offer slightly smaller homes ranging from 1,700-2,500 square feet. The Meadows and Estates series' stretch across the northern half of Naperville Polo Club and provide a logical transition to existing residences north of Naperville Polo Club. The Meadows and Estates series homes have been very well received in recent developments in both north and south Naperville with modern floor plans ranging from 3,100 square feet to approximately 4,000 square feet.

Naperville Polo Club incorporates landscape enhancements to transition between the subdivision and adjacent properties. To the north, the Naperville Polo Club homeowners association will own and maintain a landscape buffer located within Outlot G. This landscape buffer will increase the physical distance between new and existing homes and provide visual separation between the adjacent residential uses. Similarly, a landscape buffer will be maintained in Outlots J, K and L to provide adequate separation between new homes and adjacent arterial roadways.

A Homeowners Association will govern Naperville Polo Club pursuant to a Declaration of Covenants, Conditions, and Restrictions for the subdivision. The HOA will own and maintain all common areas. The Declaration will set forth permitted uses and restrictions as it relates to accessory structures and will specifically limit permissible fencing on residential lots to five-foot picket fences constructed of black aluminum or wrought iron to maintain an open feel within 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 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

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

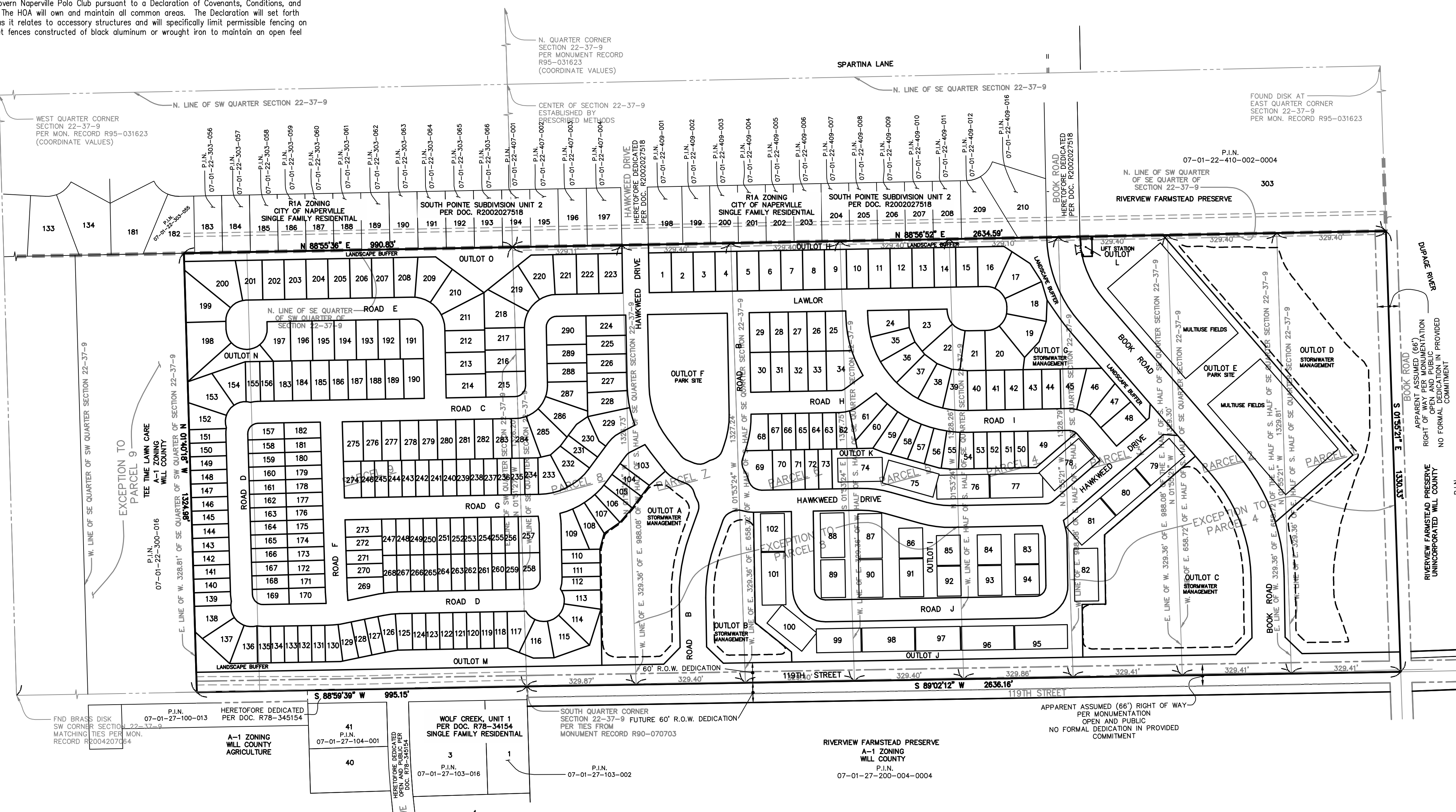
BENCHMARK #16 - RR SPIKE SET IN 11TH UTILITY POLE WEST OF BOOK ROAD.
ELEV. = 632.52 NAVD 88

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	5,000 S.F.
d). BOOK ROAD DEDICATION	3,414 S.F.
e). INTERNAL R.O.W.	20,020 AC. ±
f). PARK DEDICATION (OUTLOT E & OUTLOT F)	8,04 AC. ±
g). NET AREA (TOTAL AREA LESS DEDICATIONS AND R.O.W.)	74.10 AC. ±
h). OPEN SPACE (STORMWATER/Common Area/Landscape Buffer)	29.30 AC. ±
i). LIFT STATION (OUTLOT N)	0.05 AC. ±
j). OPEN SPACE (P.U.D. STANDARDS)	36.82%
k). RESIDENTIAL UNITS: TOWNES (SINGLE FAMILY ATTACHED)	136
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)	56
MINIMUM LOT SIZE	6,720 S.F.
AVERAGE LOT SIZE	7,360 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)	57
MINIMUM LOT SIZE	7,920 S.F.
AVERAGE LOT SIZE	8,976 S.F.
MAXIMUM LOT SIZE	15,681 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)	148
MINIMUM LOT SIZE	4,510 S.F.
AVERAGE LOT SIZE	5,129 S.F.
MAXIMUM LOT SIZE	10,728 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	397
m). GROSS MODIFIED DENSITY	3.89 DU/AC.
n). LOT AREA	
REQUIRED SINGLE FAMILY DETACHED (6,000 X 261)	1,566,000 S.F.
SINGLE FAMILY ATTACHED (4,000 X 136)	544,000 S.F.
TOTAL REQUIRED AREA	2,110,000 S.F.
PROVIDED SINGLE FAMILY DETACHED	1,682,944 S.F.
SINGLE FAMILY ATTACHED	770,798 S.F.
TOTAL	2,453,742 S.F.
DIFFERENCE	343,742 S.F.
o). TOWNHOME GUEST PARKING REQUIRED (2.25 SPACES PER UNIT @ 136 TH)	= 306 SPACES
PROVIDED (14 SPACES PER UNIT @ 136 TH)	= 544 SPACES
p). MULTISECTION FIELDS PARKING REQUIRED	70 SPACES
PROVIDED	75 SPACES

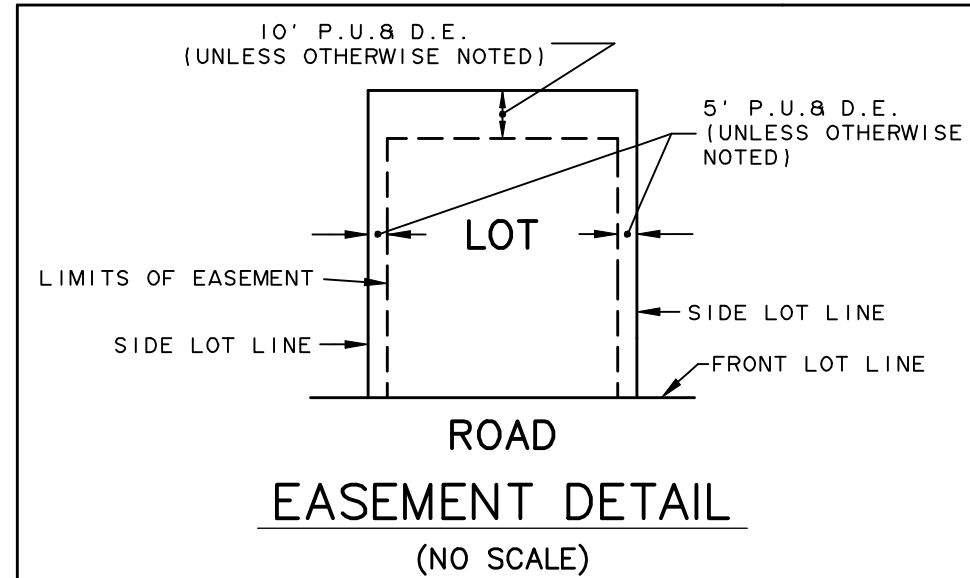


NOTES

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 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 H, I, J, K, M, N & O 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.

LINE LEGEND

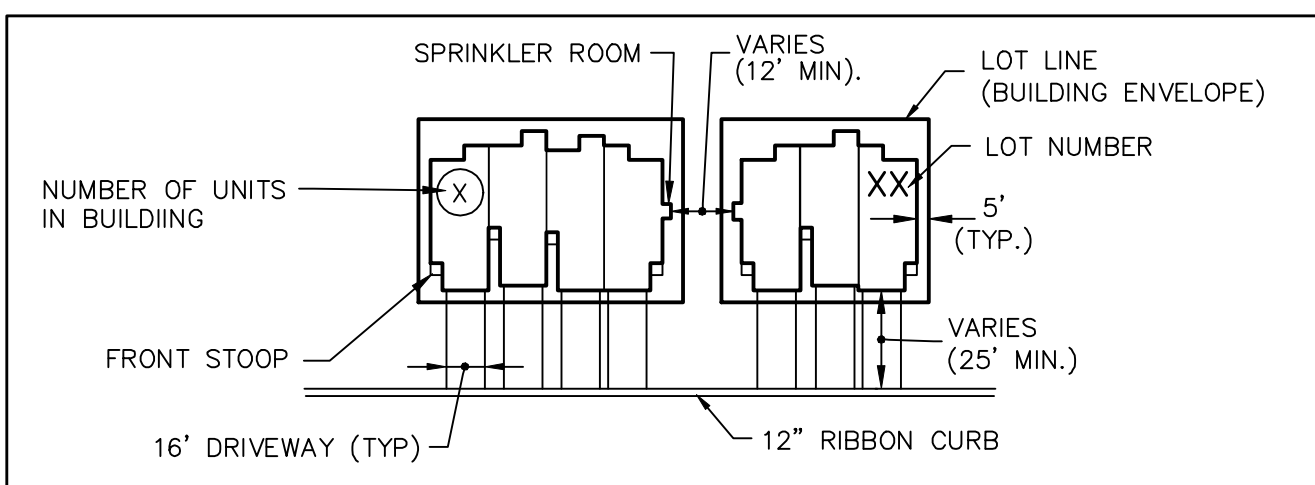
- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- EXISTING CORPORATE LIMITS OF THE CITY OF NAPERVILLE (Heavy Dashed Line)
- BUILDING LINE (Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- EXISTING R.O.W. 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



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
PH: 630.862.2100 FAX: 630.862.2199
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DISC NO.: 402151 FILE NAME: PREVOV
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
12-14-22/LAL REVISED PER CITY REVIEW COMMENTS DATED 10/19/22
01-16-23/LAL REVISED PER CITY REVIEW COMMENTS DATED 1/19/23
PRELIMINARY FOR PULTE HOME COMPANY
CITY OF NAPERVILLE PROJECT NO. 22-1000058
(SHEET 1 OF 3)



LOT AREA TABLE

LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES
1	8,172	0.19	81	9,696	0.22	161	4,510	0.1
2	7,920	0.18	82	11,424	0.26	162	4,510	0.1
3	7,920	0.18	83	6,492	0.15	163	4,510	0.1
4	7,920	0.18	84	6,492	0.15	164	4,510	0.1
5	7,920	0.18	85	6,492	0.15	165	4,510	0.1
6	7,920	0.18	86	6,492	0.15	166	4,510	0.1
7	7,920	0.18	87	9,696	0.22	167	4,510	0.1
8	7,920	0.18	88	9,696	0.22	168	4,510	0.1
9	7,920	0.18	89	8,334	0.19	169	4,938	0.11
10	7,920	0.18	90	8,220	0.19	170	5,312	0.12
11	7,920	0.18	91	8,220	0.19	171	4,510	0.1
12	7,920	0.18	92	6,492	0.15	172	4,510	0.1
13	7,920	0.18	93	6,492	0.15	173	4,510	0.1
14	7,920	0.18	94	6,492	0.15	174	4,510	0.1
15	7,920	0.18	95	11,424	0.26	175	4,510	0.1
16	9,746	0.22	96	11,424	0.26	176	4,510	0.1
17	10,452	0.24	97	9,696	0.22	177	4,510	0.1
18	10,198	0.23	98	11,424	0.26	178	4,510	0.1
19	10,487	0.24	99	9,696	0.22	179	4,510	0.1
20	11,544	0.27	100	9,696	0.22	180	4,510	0.1
21	8,290	0.19	101	11,424	0.26	181	4,510	0.1
22	10,603	0.24	102	8,220	0.19	182	5,296	0.12
23	11,117	0.26	103	8,661	0.2	183	6,720	0.15
24	8,270	0.19	104	4,510	0.1	184	6,720	0.15
25	7,948	0.18	105	4,629	0.11	185	6,720	0.15
26	6,720	0.15	106	5,402	0.12	186	6,720	0.15
27	6,720	0.15	107	5,402	0.12	187	6,720	0.15
28	6,720	0.15	108	6,868	0.16	188	6,720	0.15
29	4,000	0.09	109	7,168	0.16	189	6,720	0.15
30	7,400	0.17	110	4,738	0.11	190	7,320	0.17
31	6,720	0.15	111	4,736	0.11	191	8,207	0.19
32	6,720	0.15	112	4,815	0.11	192	7,920	0.18
33	7,920	0.18	113	8,661	0.2	193	7,920	0.18
34	10,499	0.24	114	8,589	0.2	194	7,920	0.18
35	7,688	0.18	115	8,589	0.2	195	7,920	0.18
36	7,688	0.18	116	8,131	0.19	196	7,920	0.18
37	7,688	0.18	117	7,256	0.17	197	8,670	0.2
38	7,688	0.18	118	8,661	0.2	198	15,681	0.36
39	7,575	0.17	119	4,510	0.1	199	13,004	0.3
40	6,720	0.15	120	4,510	0.1	200	15,046	0.35
41	6,720	0.15	121	4,510	0.1	201	8,488	0.19
42	6,720	0.15	122	4,510	0.1	202	7,920	0.18
43	6,720	0.15	123	4,510	0.1	203	7,920	0.18
44	6,720	0.15	124	4,510	0.1	204	7,920	0.18
45	7,700	0.18	125	5,250	0.12	205	7,920	0.18
46	9,604	0.22	126	5,062	0.12	206	7,920	0.18
47	7,369	0.17	127	4,510	0.1	207	7,920	0.18
48	6,772	0.16	128	4,510	0.1	208	8,199	0.19
49	9,714	0.22	129	4,890	0.11	209	10,223	0.23
50	4,510	0.1	130	5,102	0.12	210	10,484	0.24
51	4,510	0.1	131	4,510	0.1	211	10,160	0.23
52	4,510	0.1	132	4,510	0.1	212	7,920	0.18
53	4,510	0.1	133	4,510	0.1	213	7,920	0.18
54	4,746	0.11	134	4,510	0.1	214	8,480	0.19
55	5,196	0.12	135	4,523	0.1	215	8,900	0.2
56	5,189	0.12	136	6,885	0.16	216	7,920	0.18
57	5,158	0.12	137	8,389	0.19	217	7,920	0.18
58	5,438	0.13	138	8,261	0.19	218	10,862	0.25
59	6,011	0.14	139	4,534	0.1	219	10,212	0.23
60	7,244	0.17	140	4,510	0.1	220	10,221	0.23
61	7,316	0.17	141	4,510	0.1	221	8,198	0.19
62	5,710	0.13	142	4,510	0.1	222	7,920	0.18
63	4,510	0.1	143	4,510	0.1	223	8,640	0.2
64	4,510	0.1	144	4,510	0.1	224	7,336	0.17
65	4,510	0.1	145	4,510	0.1	225	6,734	0.15
66	4,510	0.1	146	4,510	0.1	226	6,743	0.15
67	4,510	0.1	147	4,510	0.1	227	6,895	0.16
68	6,369	0.15	148	4,510	0.1	228	7,535	0.17
69	9,545	0.22	149	4,510	0.1	229	9,070	0.21
70	6,720	0.15	150	4,510	0.1	230	6,170	0.14
71	4,920	0.11	151	4,521	0.1	231	4,510	0.1
72	4,920	0.11	152	6,814	0.16	232	7,156	0.16
73	4,920	0.11	153	10,728	0.25	233	7,219	0.17
74	9,696	0.22	154	8,127	0.19	234	5,510	0.1
75	11,424	0.26	155	5,251	0.12	235	4,510	0.1
76	11,324	0.26	156	4,920	0.11	236	4,510	0.1
77	11,375	0.26	157	5,200	0.12	237	4,510	0.1
78	11,424	0.26	158	4,510	0.1	238	4,510	0.1
79	9,696	0.22	159	4,510	0.1	239	4,510	0.1
80	9,696	0.22	160	4,510	0.1	240	4,620	0.11
200	15,046	0.35				241	4,510	0.1
201	8,488	0.19				242	4,510	0.1
202	7,920	0.18				243	4,510	0.1
203	7,920	0.18				244	4,510	0.1
204	7,920	0.18				245	4,510	0.1
205	7,920	0.18				246	4,510	0.1
206	7,920	0.18				247	4,693	0.11
207	7,920	0.18				248	4,510	0.1
208	10,223	0.23				249	4,510	0.1
209	10,223	0.23				250	4,510	0.1
210	10,484	0.24				251	4,510	0.1
211	10,160	0.23				252	4,510	0.1
212	7,920	0.18				253	4,510	0.1
213	7,920	0.18				254	4,510	0.1
214	8,480	0.19				255	4,510	0.1
215	8,900	0.2				256	4,510	0.1
216	7,920	0.18				257	6,891	0.16
217	7,920	0.18				258	6,700	0.15
218	10,862	0.25				259	6,700	0.15
219	10,212	0.23				260	6,700	0.15
220	10,221	0.23				261	6,700	0.15
221	8,640	0.2				262	6,700	0.15
222	7,920	0.18				263	6,700	0.15
223	8,640	0.2				264	6,700	0.15
224	7,336	0.17				265	6,700	0.15
225	6,734	0.15				266	6,700	0.15
226	6,743	0.15				267	6,700	0.15
227	6,895	0.16				268	6,700	0.15
228	7,653	0.17				269	6,700	0.15
229	9,070	0.21				270	6,700	0.15
230	6,170	0.14				271	6,700	0.15
231	4,510	0.1				272	6,700	0.15
232	7,156	0.16				273	6,700	0.15
233	7,219	0.17				274	6,700	0.15
234	4,510	0.1				275	6,700	0.15
235	4,510	0.1				276	6,700	0.15
236	4,510	0.1				277	6,700	0.15
237	4,510	0.1				278	6,700	0.15
238	4,510	0.1				279	6,700	0.15
239	4,510	0.1				280	6,700	0.15
240	4,510	0.1				281	6,700	0.15
241	4,510	0.1				282	6,700	0.15
242	4,510	0.1				283	6,700	0.15
243	4,510	0.1				284	6,700	0.15
244	4,510	0.1				285	6,700	0.15
245	4,510	0.1				286	6,700	0.15
246	4,510	0.1				287	6,700	0.15
247	4,510	0.1				288	6,700	0.15
248	4,510	0.1				289	6,700	0.15
249	4,510	0.1				290	10,103	0.23
250	4,510	0.1						
251	4,510	0.1						
252	4,510	0.1						
253	4,510	0.1						
254	4,510	0.1						
255	4,510	0.1						
256	4,510	0.1						
257	6,891	0.16						
258	6,700	0.15						
259	6,700	0.15						
260	6,700	0.15						
261	6,700	0.15						
262	6,700	0.15						
263	6,700	0.15						
264	6,700	0.15						
265	6,700	0.15						
266	6,700	0.15						
267	6,700	0.15						
268	6,700	0.15						
269	6,700	0.15						
270	6,700	0.15						
271	6,700	0.15						
272	6,700	0.15						
273	6,700	0.15						
274	6,700	0.15						
275	6,700	0.15						
276	6,700	0.15						
277	6,700	0.15						
278	6,700	0.15						
279	6,700	0.15						
280	6,700	0.15						
281	6,700	0.15						
282	6,700	0.15						

ROSINWEED LANE

SOUTH POINTE UNIT 2
PER DOC. R2002027518

SOUTH POINTE UNIT 2
PER DOC. R2002027518

303
RIVERVIEW FARMSTEAD
PRESERVE

LIFT STATION
OUTLET L
2,040 S.F.
0.05 Ac.



80 40 0 80
SCALE: 1" = 80'

* NOTE: ANY FUTURE STRUCTURES
ON OUTLET L 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:
CEMCON, Ltd.

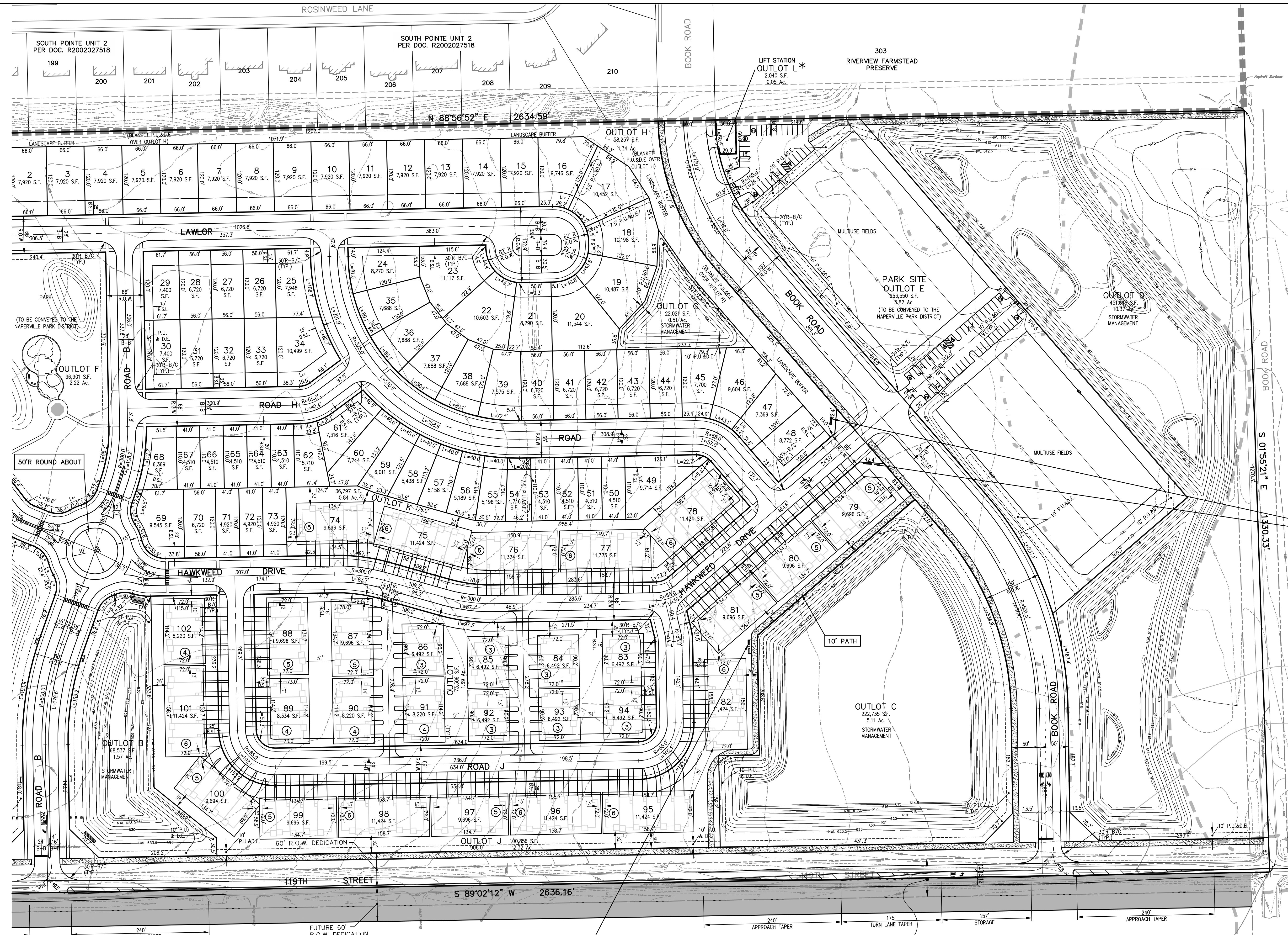
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

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

EXHIBIT B

DRAWING PATH: P:\402151\DWG\402151\402151\PRELIMINARY\PRELIM\DWG
PLOT FILE CREATED: 7/20/2022 BY: LESLIE LUNDBERG



SITTING AREA
w/ 2 BENCHES
(SEE LANDSCAPE
PLANS FOR DETAILS)

APPROACH TAPER 240'
TURN LANE TAPER 175'
STORAGE 157'
APPROACH TAPER 240'

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

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

RIVERVIEW FARMSTEAD
PRESERVE

119TH STREET

S 89°02'12" W 2636.16'

APPROACH TAPER 240'

FUTURE 60'
R.O.W. DEDICATION