

PRELIMINARY PLAT FOR NAPERVILLE POLO CLUB

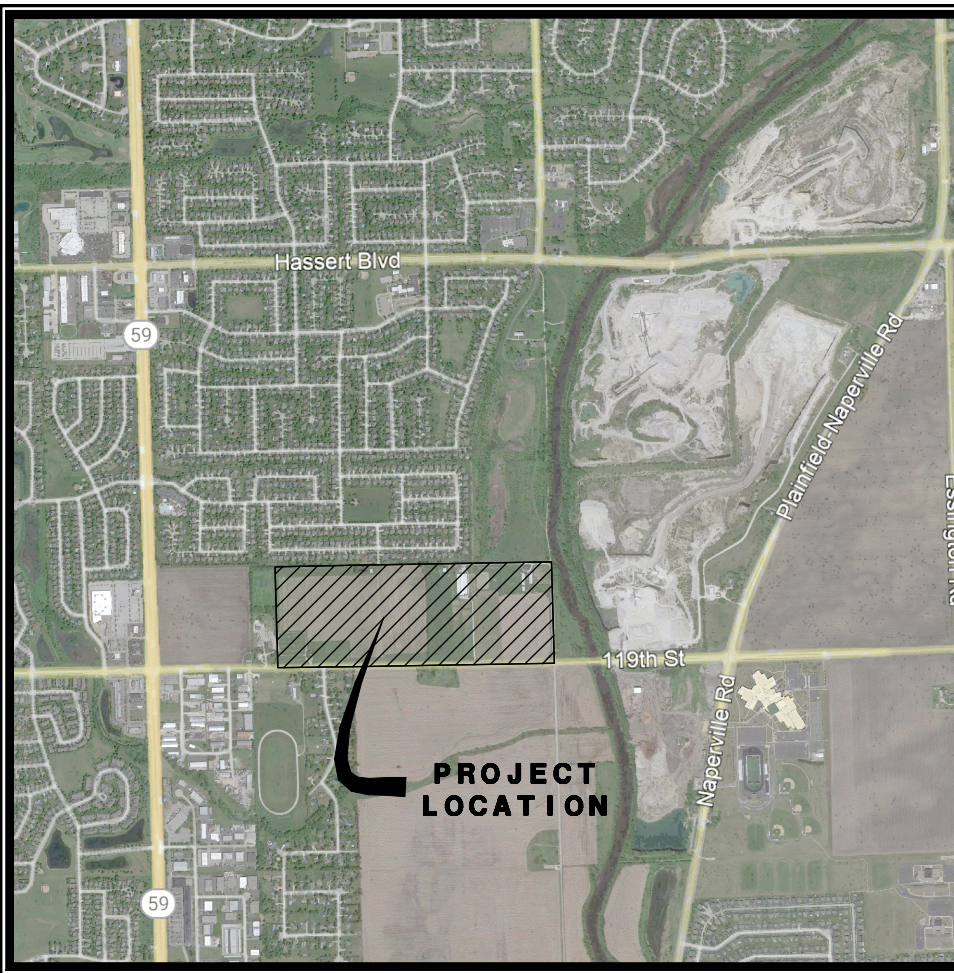
PARCEL DESCRIPTION

- 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

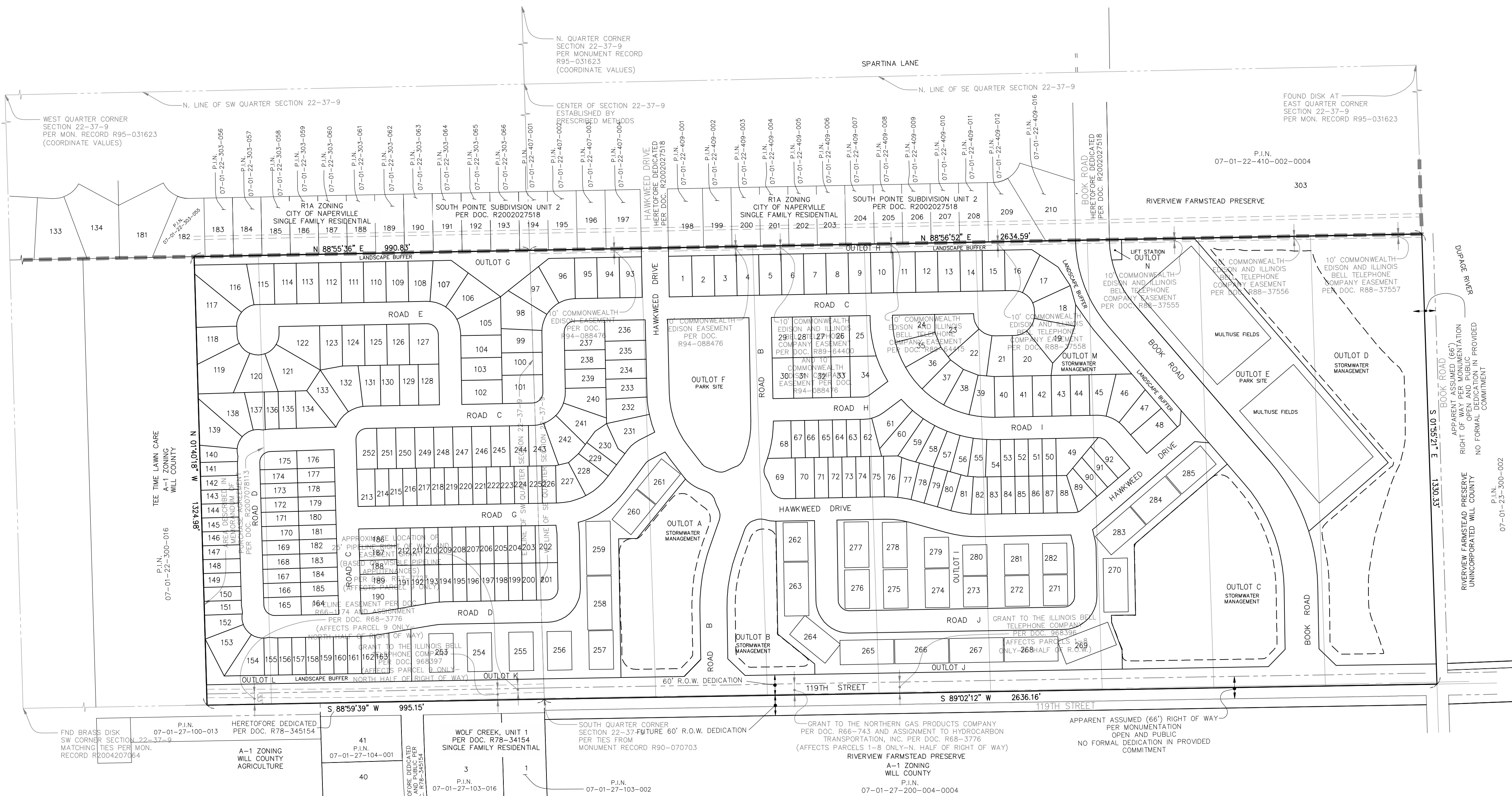
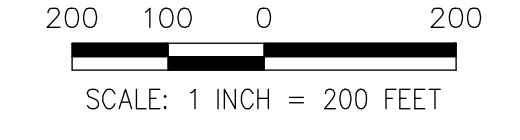
CITY OF NAPERVILLE BENCHMARK STATION NO. 1001: BERNSTEIN 3D TOP SECURITY MONUMENT, CONSISTING OF A 9/16" DIA. STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4' LONG ROD TOTALING (16') IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER. LOCATED 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 75.21 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 11TH 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



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.

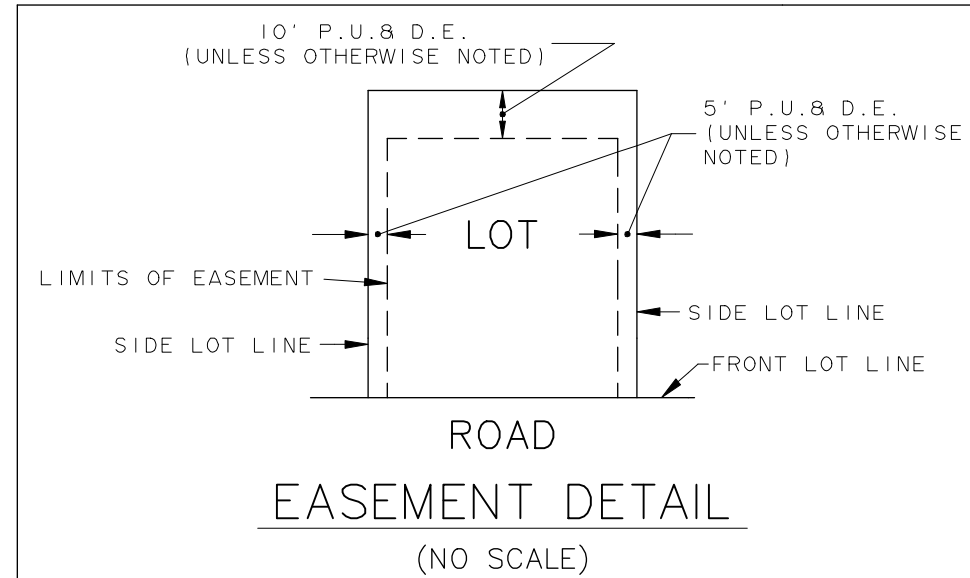
PREPARED FOR:
PULTE HOME COMPANY, LLC
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DISC NO.: 402151 FILE NAME: PROVR
DRAWN BY: LAL FLD. BK. / PG. NO.: ----
COMPLETION DATE: 06-06-2022 JOB NO.: 402151
XREF : TOPO PROJECT MANAGER : CRM
07-22-22/LAL REVISED PER CITY REVIEW COMMENTS RECEIVED 7/15/22
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 PLAT OF SUBDIVISION FOR POLO CLUB
CITY OF NAPERVILLE PROJECT NO. : 22-1000056

LINE LEGEND

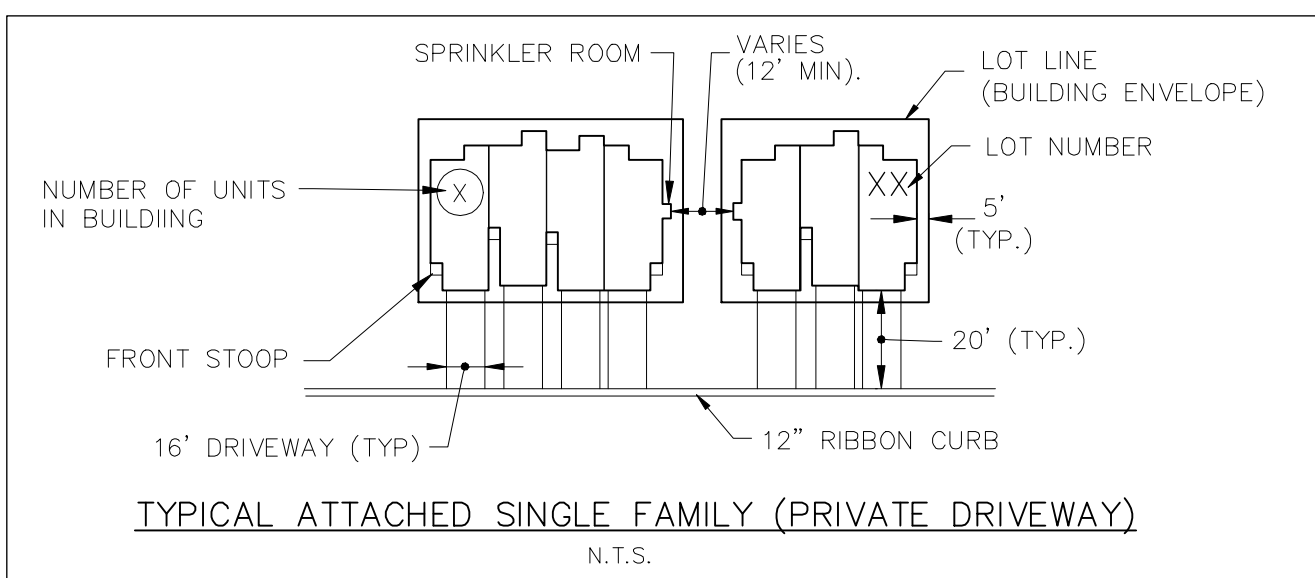
	SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
	LOT LINE/PROPERTY LINE (Solid Line)
	EXISTING CORPORATE LIMITS OF THE CITY OF NAPERVILLE (Heavy Dashed Line)
	BUILDING LINE (Long Dashed Lines)
	EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
	CENTERLINE (Single Dashed Lines)
	EXISTING R.O.W. LINE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



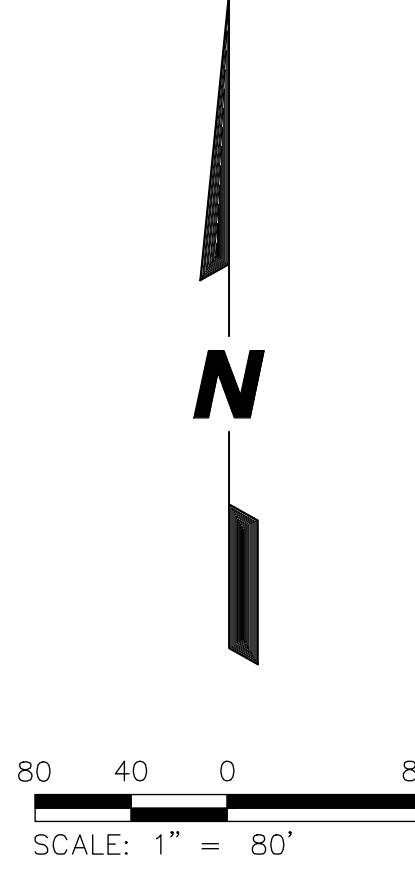
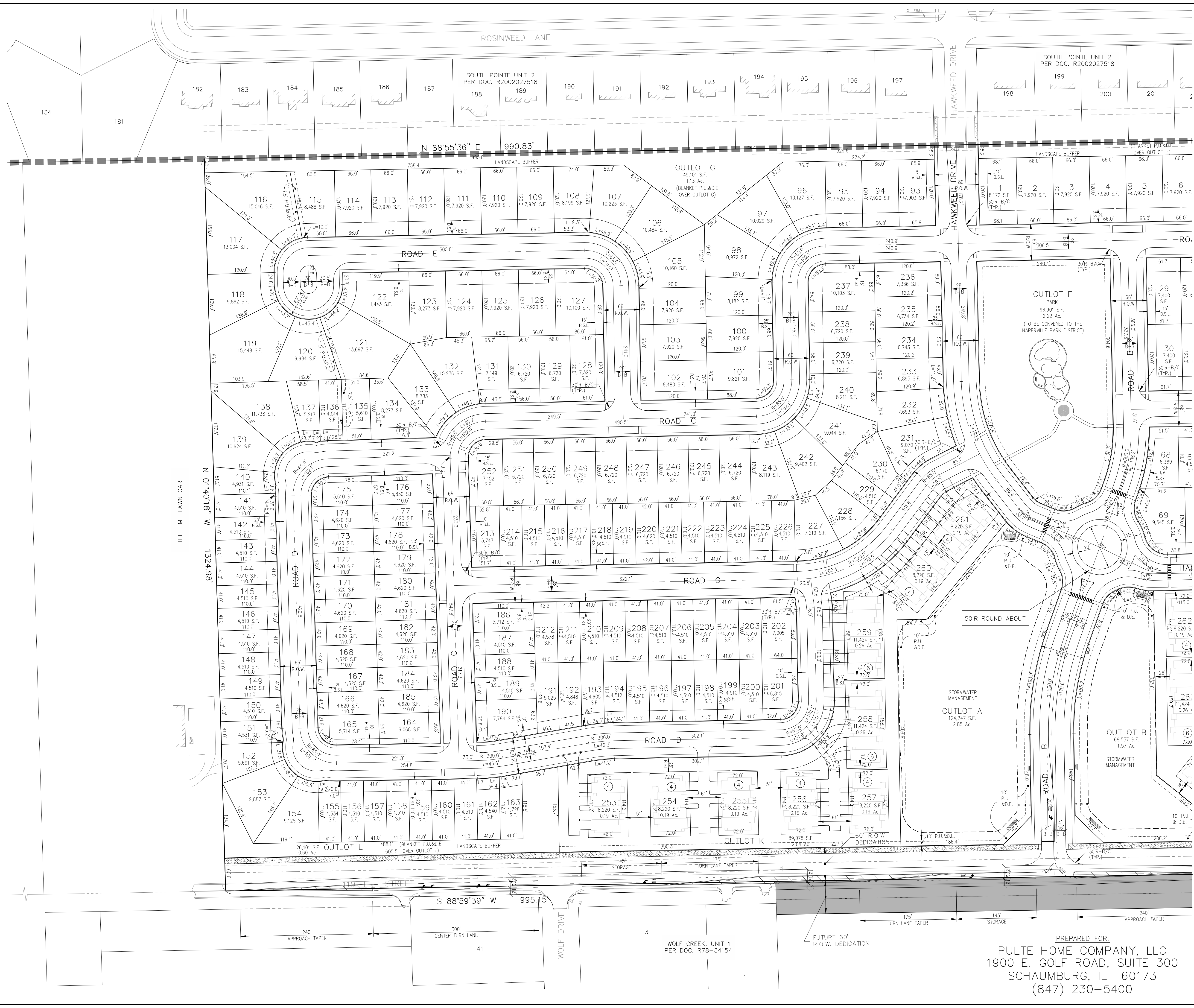
LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.

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



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



LOT AREA TABLE

LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	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	5,610	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	10,803	0.24	102	8,480	0.19	182	4,620	0.11			
23	11,117	0.26	103	7,920	0.18	183	4,620	0.11			
24	8,270	0.19	104	7,920	0.18	184	4,620	0.11			
25	7,948	0.18	105	10,160	0.23	185	4,620	0.11	253	8,220	0.19
26	6,720	0.15	106	10,484	0.24	186	5,712	0.13	254	8,220	0.19
27	6,720	0.15	107	10,223	0.23	187	4,510	0.10	255	8,220	0.19
28	6,720	0.15	108	8,199	0.19	188	4,510	0.10	256	8,220	0.19
29	4,400	0.10	109	7,920	0.18	189	4,510	0.10	257	8,220	0.19
30	7,400	0.15	110	7,920	0.18	190	7,784	0.18	258	11,424	0.26
31	6,720	0.15	111	7,920	0.18	191	5,025	0.12	259	11,424	0.26
32	6,720	0.15	112	7,920	0.18	192	4,846	0.11	260	8,220	0.19
33	6,720	0.15	113	7,920	0.18	193	4,605	0.11	261	8,220	0.19
34	10,499	0.24	114	7,920	0.18	194	5,152	0.12	262	8,220	0.19
35	7,688	0.18	115	8,488	0.19	195	4,510	0.10	263	11,424	0.26
36	7,688	0.18	116	15,046	0.35	196	4,510	0.10	264	11,424	0.26
37	7,688	0.18	117	13,004	0.30	197	4,510	0.10	265	11,424	0.26
38	7,688	0.18	118	9,882	0.23	198	4,510	0.10	266	11,424	0.26
39	7,575	0.17	119	15,448	0.35	199	4,510	0.10	267	11,424	0.26
40	6,720	0.15	120	9,994	0.23	200	4,510	0.10	268	11,424	0.26
41	6,720	0.15	121	13,697	0.31	201	6,815	0.16	269	11,424	0.26
42	6,720	0.15	122	11,443	0.26	202	7,005	0.16	270	11,424	0.26
43	6,720	0.15	123	8,273	0.19	203	4,510	0.10	271	6,492	0.15
44	6,720	0.15	124	7,920	0.18	204	5,510	0.13	272	6,492	0.15
45	7,700	0.18	125	7,920	0.18	205	4,510	0.10	273	6,492	0.15
46	9,604	0.22	126	7,920	0.18	206	4,510	0.10	274	8,220	0.19
47	7,369	0.17	127	10,100	0.23	207	4,510	0.10	275	8,334	0.19
48	8,772	0.20	128	7,320	0.17	208	4,510	0.10	276	8,220	0.19
49	9,714	0.22	129	6,720	0.15	209	5,510	0.13	277	9,696	0.22
50	4,510	0.10	130	6,720	0.15	210	4,510	0.10	278	9,696	0.22
51	4,510	0.10	131	7,149	0.16	211	4,510	0.10	279	6,492	0.15
52	4,510	0.10	132	10,236	0.23	212	4,578	0.11	280	6,492	0.15
53	4,510	0.10	133	8,783	0.20	213	5,747	0.13	281	6,492	0.15
54	4,746	0.11	134	8,277	0.19	214	4,510	0.10	282	6,492	0.15
55	5,196	0.12	135	5,610	0.13	215	4,510	0.10	283	9,696	0.22
56	5,189	0.12	136	4,514	0.10	216	4,510	0.10	284	9,696	0.22
57	5,158	0.12	137	5,217	0.12	217	4,510	0.10	285	9,696	0.22
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	7,688	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	OUTLOT A	124,247	2.85
68	6,369	0.15	148	4,510	0.10	228	7,156	0.16	OUTLOT B	68,537	1.57
69	9,545	0.22	149	4,510	0.10	229	4,510	0.10	OUTLOT C	219,835	5.05
70	6,720	0.15	150	4,510	0.10	230	6,170	0.14	OUTLOT D	451,846	10.37
71	4,920	0.11	151	4,531	0.10	231	9,070	0.21	OUTLOT E	253,550	5.82
72	4,920	0.11	152	5,891	0.13	232	7,653	0.18	OUTLOT F	96,901	2.22
73	4,920	0.11	153	9,887	0.23	233	6,995	0.16	OUTLOT G	49,101	1.13
74	4,920	0.11	154	9,128	0.21	234	6,743	0.15	OUTLOT H	58,257	1.34
75	4,956	0.11	155	4,534	0.10	235	6,734	0.15	OUTLOT I	73,506	1.69
76	5,689	0.13	156	4,510	0.10	236	7,336	0.17	OUTLOT J	100,301	2.30
77	5,303	0.12	157	4,510	0.10	237	10,103	0.23	OUTLOT K	89,078	2.04
78	4,719	0.11	158	4,510	0.10	238	6,720	0.15	OUTLOT L	26,101	0.60
79	4,510	0.10	159	4,510	0.10	239	6,720	0.15	OUTLOT M	22,021	0.50
80	4,510	0.10	160	4,510	0.10	240	8,211	0.19	OUTLOT N	2,040	0.05

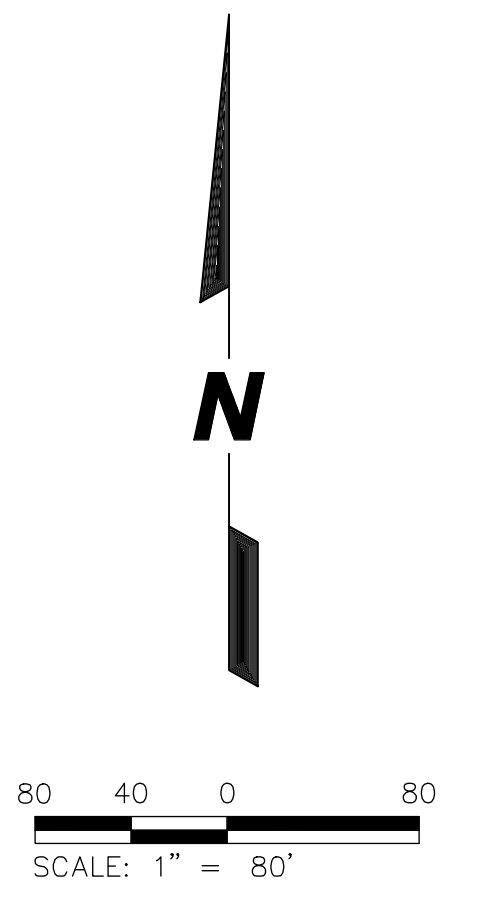
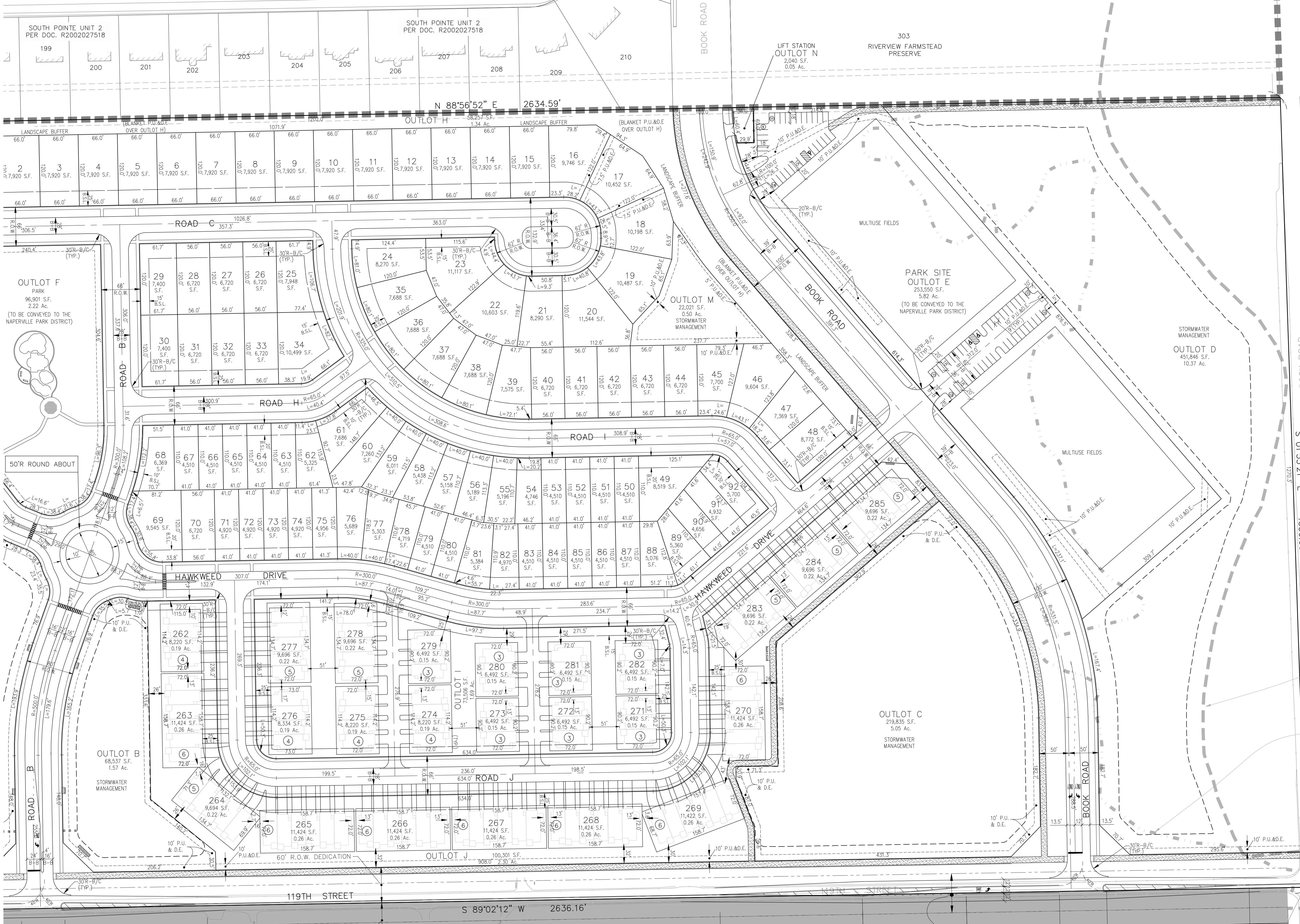
PLOT FILE CREATED: 9/23/2022 BY: LESLIE LUNDBERG
DRAWING PATH: P:\420215\DWG\420215\PRELIMINARY\PRELIM.DWG

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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

ROSWOOD LANE



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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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

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

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

RIVERVIEW FARMSTEAD PRESERVE

240' APPROACH TAPER FUTURE 60' R.O.W. DEDICATION

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

PLOT FILE CREATED: 9/23/2022 BY: LESLIE LUNDBERG DRAWING PATH: P:\402151\DWG\DRAWINGS\PRELIMINARY\PRELIM.DWG