

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.

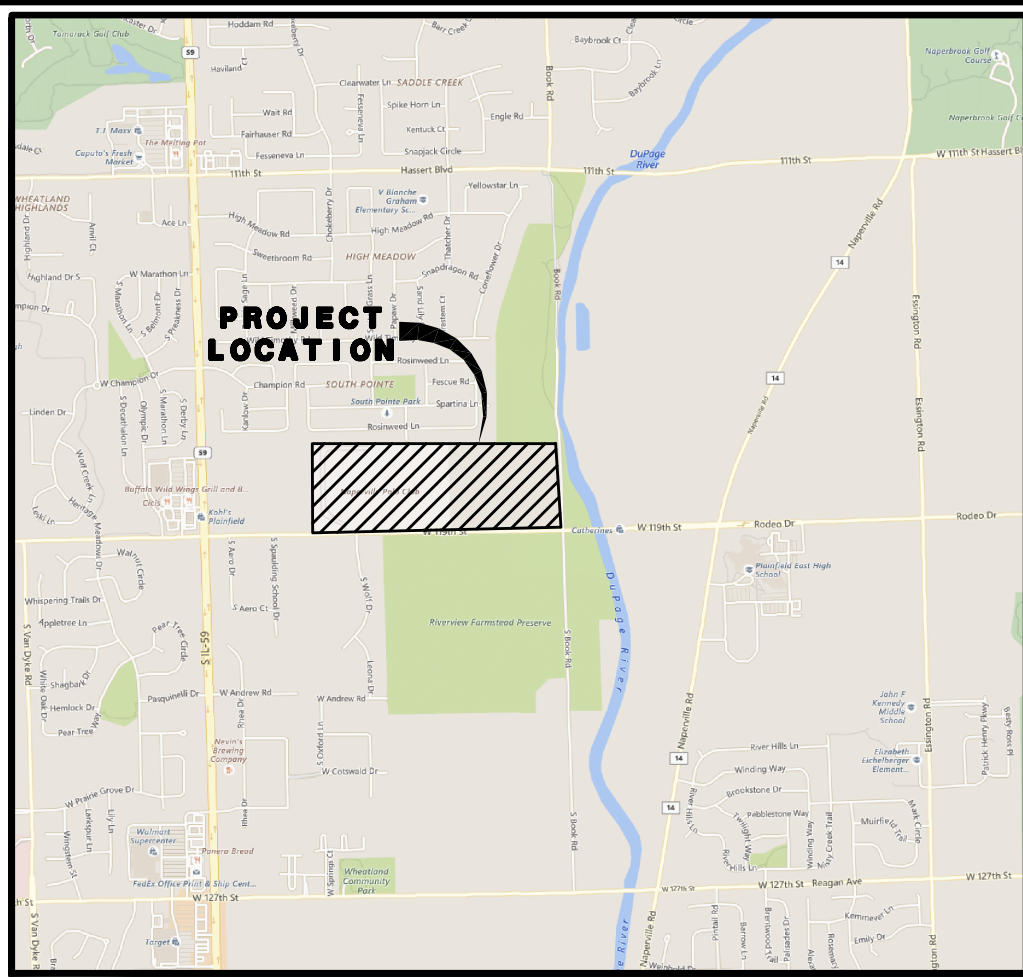
PARCEL INDEX NUMBERS

- 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



200 100 0 200 SCALE: 1 INCH = 200 FEET



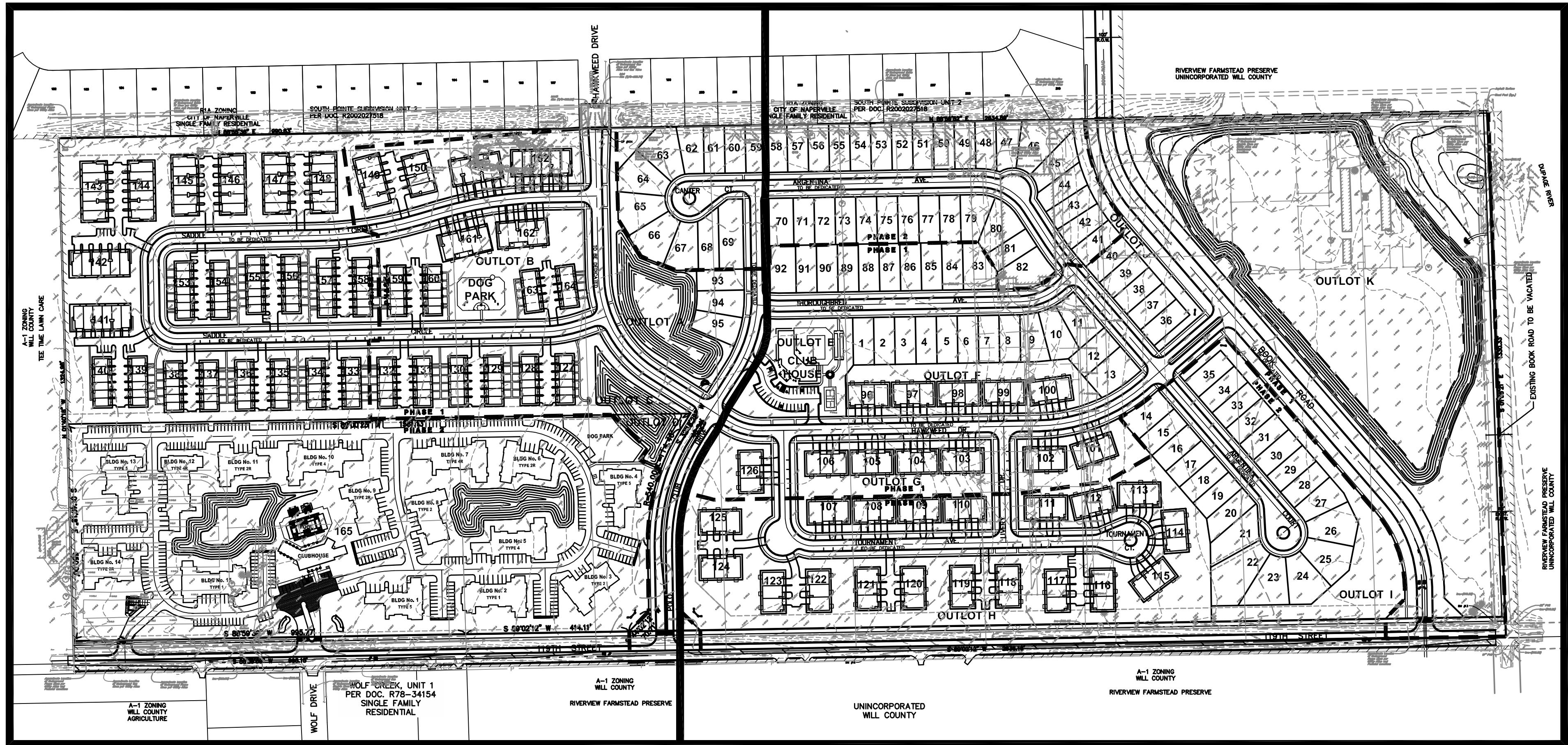
LOCATION MAP

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, TWO DOG PARKS, THREE 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

Table with 4 columns: LOT NO., AREA (S.F.), LOT NO., AREA (S.F.). Lists 44 lots with their respective areas.



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. (1191H STREET) 4.17 AC. ±
D. INTERNAL R.O.W. BOOK ROAD 3.60 AC. ±
LOCAL STREETS 15.79 AC. ±
E. COMMON OPEN SPACE SINGLE FAMILY DETACHED 19.9 AC. ±
INCLUDES OUTLOT A, E, I, J, AND K. SINGLE FAMILY ATTACHED 15.9 AC. ±
INCLUDES OUTLOT B, C, F, G, AND H. MULTI FAMILY 9.1 AC. ±
INCLUDES OUTLOT D SINGLE FAMILY RESIDENTIAL (DETACHED) AREA 46.1 AC. ±
NO. OF LOTS 95
DENSITY 2.06 D.U./AC.
MINIMUM LOT SIZE 6,357 S.F.
MAXIMUM LOT SIZE 14,872 S.F.
AVERAGE LOT SIZE 7,276 S.F.
G. SINGLE FAMILY RESIDENTIAL (ATTACHED) TRIPLEX AREA 17.66 AC. ±
NO. OF UNITS 93
DENSITY 5.26 D.U./AC.
SEABOARD/BUCKINGHAM AREA 23.34 AC. ±
NO. OF UNITS 226
DENSITY 9.68 D.U./AC.
H. MULTI FAMILY RESIDENTIAL LOT AREA 19.29 AC. ±
NO. OF BLDGS 15
NO. OF UNITS 309
DENSITY 16.01 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 723
J. GROSS MODIFIED DENSITY (TOTAL) 1/A-C 6.79 DU/AC.
K. LINEAL FEET OF ROADWAY 12,541 FT.

PARKING DATA

SINGLE FAMILY ATTACHED & MULTI FAMILY PARKING REQUIREMENTS

Table with columns: 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. Includes rows for Seaboard/Buckingham, Triplex, and Multi Family (1, 2, 3 Bedroom).

CLUB HOUSE PARKING REQUIREMENTS

Table with columns: LAND USE, S.F., Req. Parking, Provided Parking, Req. Bike Parking, Provided Bike Parking. Includes rows for DRH Club House and Multi Family Club House.

ABBREVIATIONS

- N. - NORTH
S. - SOUTH
E. - EAST
W. - WEST
NW. - NORTHWEST
DOC. - DOCUMENT
F.I.P. - FOUND IRON PIPE
MON. - MONUMENT
Q. - ON LINE
Q-B - BACK TO BACK
R.R. - RAILROAD
REC. - RECORD
SEC. - SECTION
L - ARC LENGTH
R - RADIUS
R.O.W. - RIGHT OF WAY
Ac. - ACRES
S.F. - SQUARE FEET
1/4 - QUARTER
B/C - BACK OF CURB

P.U. & D.E. - INDICATES PUBLIC UTILITIES AND DRAINAGE EASEMENTS THEREBY GRANTED. [SEE PROVISIONS FOR DETAILS.]

NOTES

- 1. 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).
2. LOT DIMENSIONS & AREAS ARE APPROXIMATIONS AND WILL VARY AT TIME OF FINAL PLATTING.
3. 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 Dashed 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)

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:



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

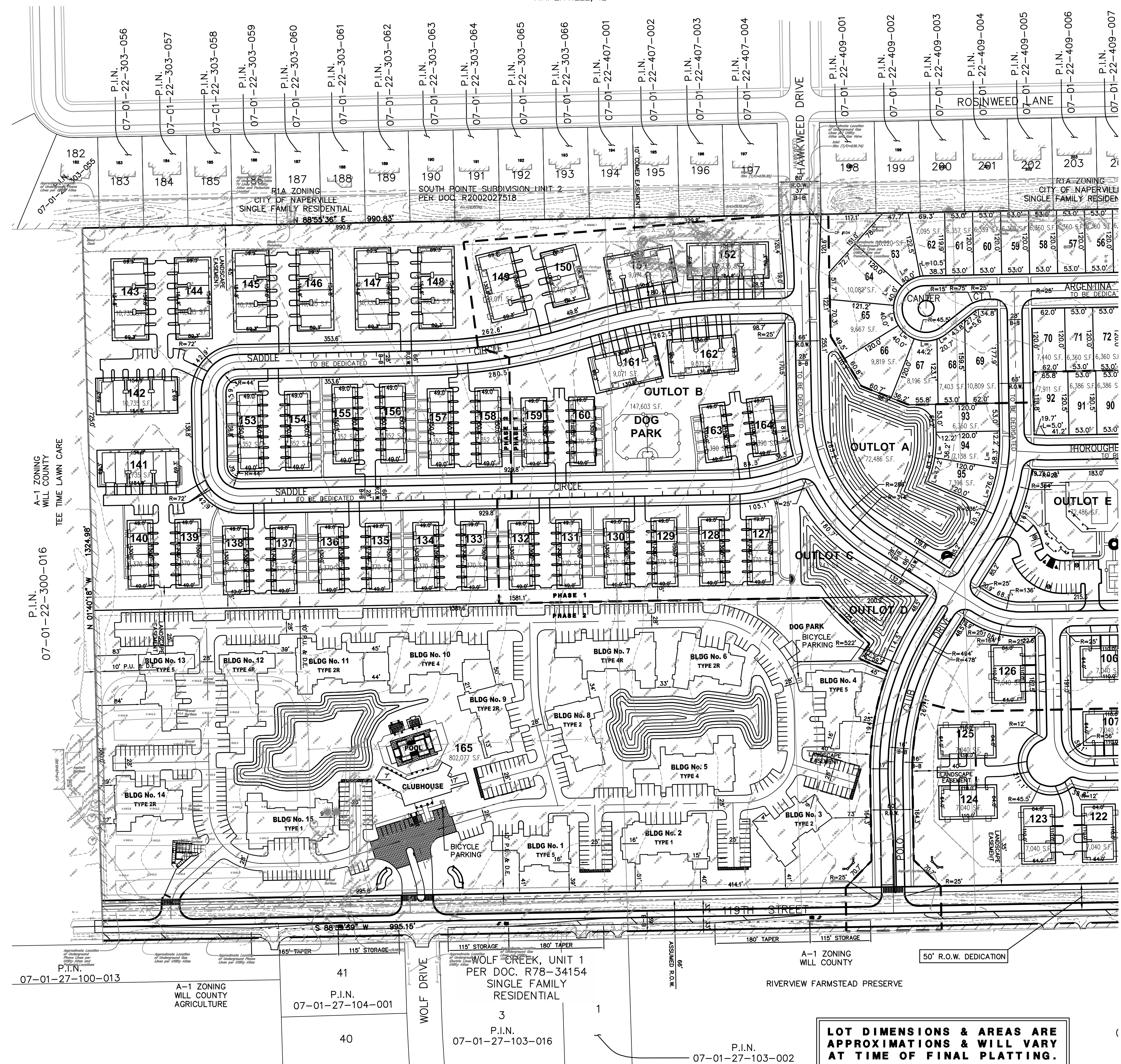
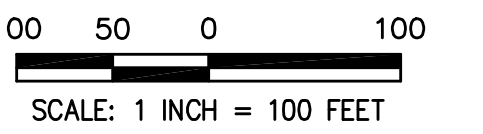
PH: 630.862.2100 FAX: 630.862.2199 E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 637014 FILE NAME: PREVR DRAWN BY: LAL FLD. BK. / PG. NO.: BK./PG. 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: 06-11-18/BCD NAPERVILLE POLO CLUB CITY PROJECT NUMBER IS #18-1000022 PREPUD-01 Copyright © 2018 Cemcon, Ltd. All rights reserved.

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT

FOR NAPERVILLE POLO CLUB

NAPERVILLE, IL



PREPARED FOR:  
D.R. HORTON, INC.-MIDWEST,  
A CALIFORNIA CORPORATION  
750 E. BUNKER COURT, SUITE 500  
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REV: 06-04-18/KMS PER CITY COMMENT REVIEW LETTER DATED 05-31-18

**NAPERVILLE POLO CLUB**  
**CITY PROJECT NUMBER 18 • 18-1000022**  
PREPUD-02  
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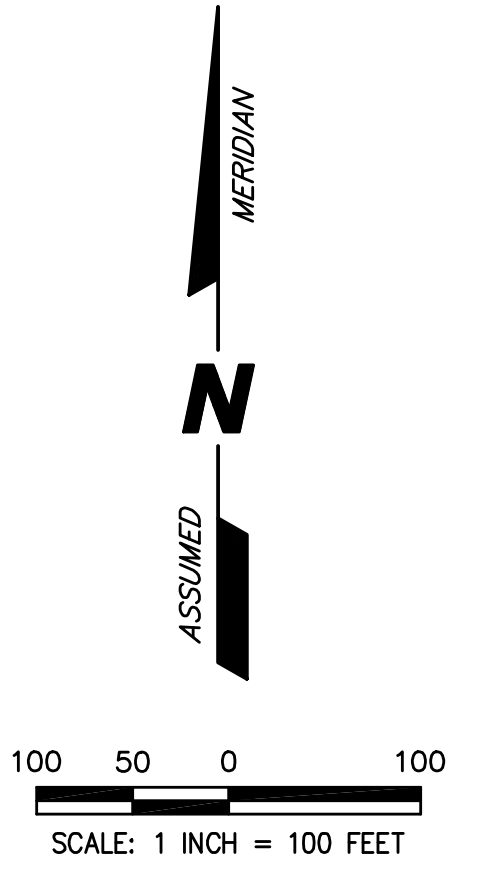
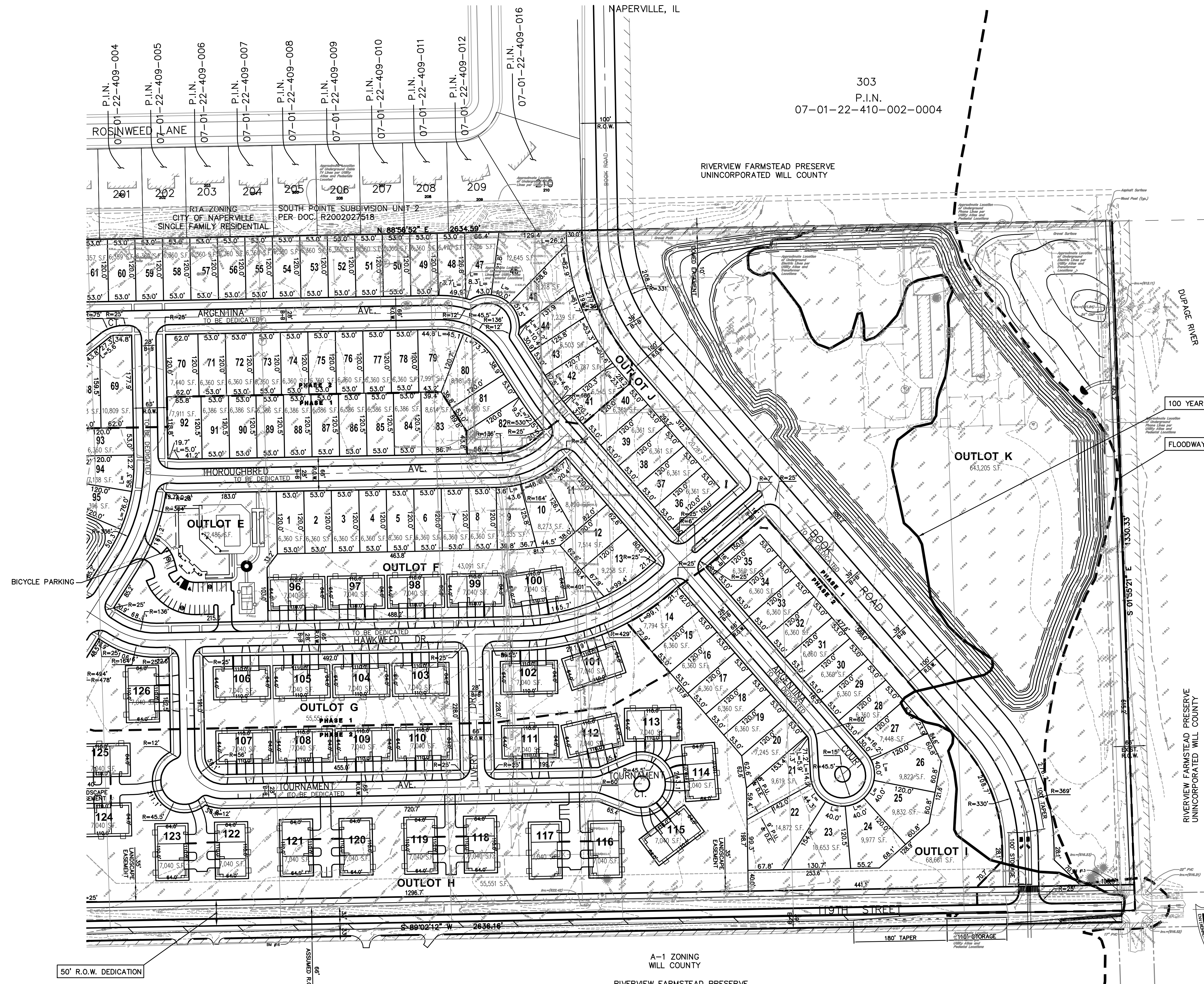
**LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.**

PLOT FILE CREATED: 6/17/2018 BY: BRANDON DAVIS  
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## 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-03

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

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PLOT FILE CREATED: 6/17/2018 BY: BRANDON DAVID

50' R.O.W. DEDICATION

UNINCORPORATED  
WILL COUNTY  
P.I.N.  
07-01-27-200-004-0004

A-1 ZONING  
WILL COUNTY  
RIVERVIEW FARMSTEAD PRESERVE