

# PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT FOR NAPERVILLE POLO CLUB

NAPERVILLE, IL

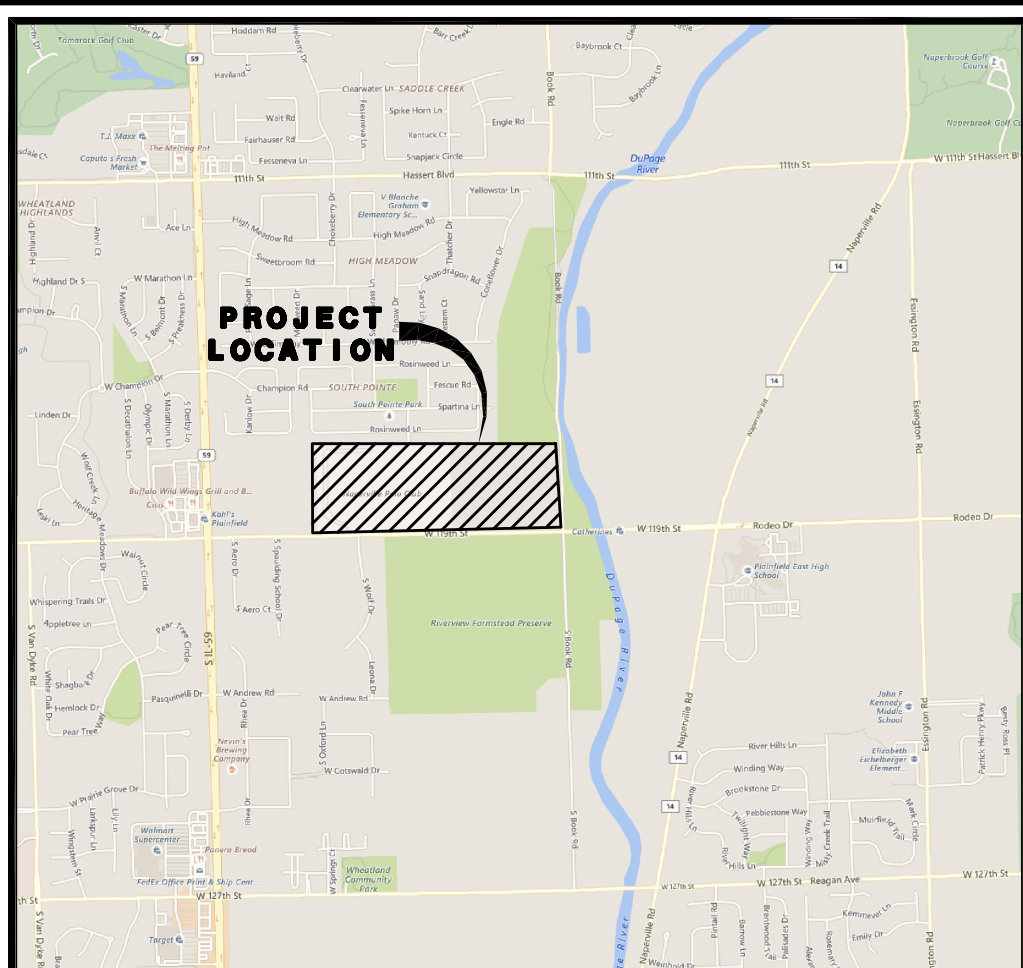
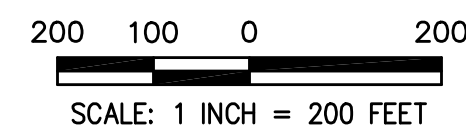
## LEGAL DESCRIPTION

**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

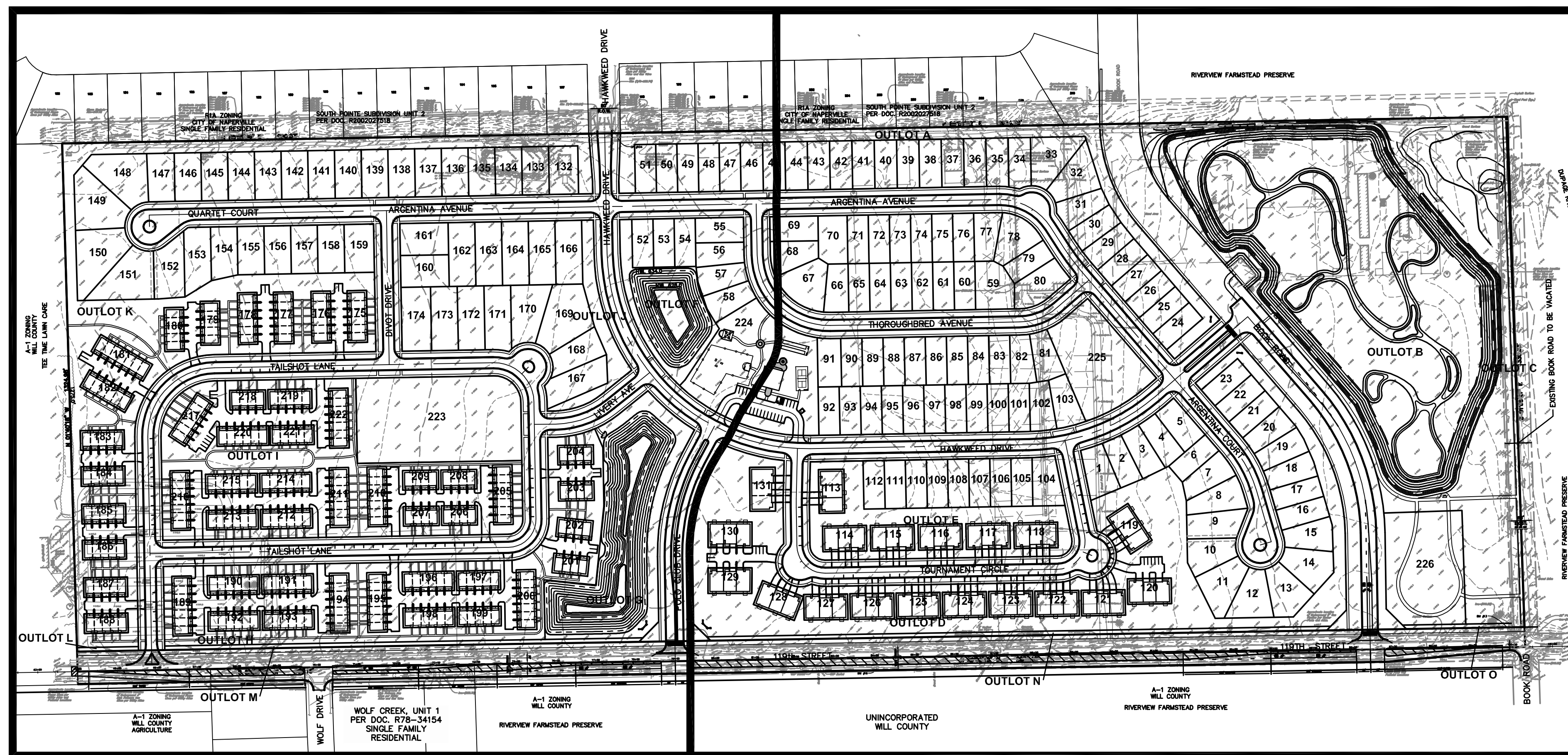


## LOCATION MAP

### STATEMENT OF INTENT AND CONCEPT

NAPERVILLE POLO CLUB IS A LIMITED-MAINTENANCE PLANNED UNIT DEVELOPMENT OFFERING 4 DISTINCT HOUSING TYPES (I.E., TRADITIONAL SINGLE-FAMILY DWELLINGS, AGE-TARGETED SINGLE-FAMILY DWELLINGS, TRADITIONAL TOWNHOMES WITH REAR-LOADED GARAGES AND AGE-TARGETED TOWNHOMES WITH FRONT-LOADED GARAGES) WITH A RESULTING MODIFIED GROSS DENSITY OF 4.55 UNITS PER ACRE, WHICH IS SIGNIFICANTLY LESS THAN THE R3A ZONING DISTRICT'S MAXIMUM PERMITTED DENSITY OF 8 UNITS PER ACRE. ADDITIONALLY, THE PROJECT FEATURES ATTRACTIVE ARCHITECTURE, AN AESTHETICALLY APPEALING EXTERIOR BUILDING MATERIAL COLOR PALETTE AND MULTIPLE RECREATIONAL OPPORTUNITIES. THESE INCLUDE A BIKE PATH EXTENSION FROM RIVERVIEW FARMSTEAD FOREST PRESERVE TO 191ST STREET, 3.0 ACRES OF DEDICATED ACTIVE PARK LAND, 1.25 ACRES OF H.O.A.-OWNED PASSIVE PARK LAND, SCENIC OVERLOOKS, AND A CLUBHOUSE WITH A COMMUNITY FIRE PIT, PARK SHELTER, BOCCERBALL COURTS, PICKLEBALL COURT AND A DOG PARK.

LOT AREA TABLE					
LOT AREA NO. (S.F.)	LOT AREA NO. (S.F.)	LOT AREA NO. (S.F.)	LOT AREA NO. (S.F.)	LOT NO.	AREA (S.F.)
1	8,526	51	6,413	101	6,456
2	6,751	52	6,424	102	7,134
3	7,005	53	6,423	103	7,674
4	7,049	54	6,418	104	8,454
5	7,757	55	7,511	105	6,412
6	6,412	56	6,787	106	6,413
7	7,931	57	7,455	107	6,413
8	8,978	58	7,360	108	6,413
9	9,188	59	10,748	109	6,413
10	8,929	60	6,413	110	6,413
11	11,286	61	6,413	111	6,413
12	10,119	62	6,413	112	6,413
13	10,300	63	6,413	113	7,040
14	10,180	64	6,413	114	7,040
15	8,057	65	6,413	115	7,040
16	6,625	66	6,871	116	7,040
17	6,625	67	11,234	117	7,040
18	7,237	68	8,086	118	7,040
19	7,354	69	7,517	119	7,040
20	7,116	70	8,654	120	7,040
21	6,389	71	6,417	121	7,040
22	6,360	72	6,417	122	7,040
23	6,360	73	6,416	123	7,040
24	6,360	74	6,415	124	7,040
25	6,360	75	6,415	125	7,040
26	6,360	76	6,414	126	7,040
27	6,361	77	6,251	127	7,040
28	6,361	78	9,729	128	7,040
29	6,394	79	6,359	129	7,040
30	6,887	80	10,066	130	7,040
31	7,622	81	7,300	131	7,040
32	10,761	82	8,999	132	8,894
33	11,828	83	6,413	133	8,167
34	6,963	84	6,413	134	8,137
35	6,791	85	6,413	135	8,137
36	6,776	86	6,413	136	8,107
37	6,776	87	6,413	137	8,107
38	6,776	88	6,413	138	8,107
39	6,776	89	6,413	139	8,107
40	6,776	90	6,413	140	8,107
41	6,776	91	7,183	141	8,107
42	6,776	92	6,413	142	8,107
43	6,776	93	6,413	143	8,107
44	6,776	94	6,413	144	8,107
45	6,776	95	6,413	145	8,107
46	6,776	96	6,413	146	8,107
47	6,413	97	6,413	147	5,390
48	6,413	98	6,413	148	15,123
49	6,413	99	6,413	149	15,380
50	6,413	100	6,413	150	16,213
201	4,410				
202	4,410				
203	4,410				
204	4,410				
205	7,353				
206	4,410				
207	4,410				
208	4,410				
209	4,410				
210	7,353				
211	7,353				
212	6,370				
213	6,370				
214	6,370				
215	6,370				
216	7,353				
217	6,370				
218	4,410				
219	5,390				
220	6,370				
221	5,390				
222	7,353				
223	87,239				
224	79,395				
225	43,889				
226	54,873				
OUTLOT A	61,553				
OUTLOT B	611,069				
OUTLOT C	42,250				
OUTLOT D	231,728				
OUTLOT E	55,841				
OUTLOT F	49,204				
OUTLOT G	114,314				
OUTLOT H	146,254				
OUTLOT I	158,806				
OUTLOT J	17,688				
OUTLOT K	230,319				
OUTLOT L	1,541				
OUTLOT M	12,075				
OUTLOT N	15,554				
OUTLOT O	2,676				



SITE DATA	
A. TOTAL AREA	110.57 AC. ±
B. PROPOSED ZONING	R3A PUD
C. EXTERNAL R.O.W.	
191ST STREET	4.17 AC. ±
OLD BOOK ROAD (OUTLOT C CONVEYED TO THE FOREST PRESERVE)	0.97 AC. ±
TOTAL	5.14 AC. ±
D. INTERNAL R.O.W.	
BOOK ROAD	3.43 AC. ±
POLO CLUB DRIVE ENTRY	1.10 AC. ±
LOCAL STREETS	18.78 AC. ±
E. COMMON OPEN SPACE	
SINGLE FAMILY DETACHED	20.80 AC. ±
SINGLE FAMILY ATTACHED	14.30 AC. ±
F. SINGLE FAMILY RESIDENTIAL (DETACHED)	
AGE-TARGETED + TRADITIONAL AREA	60.50 AC. ±
NO. OF LOTS	155
DENSITY	2.56 D.U./AC.
MINIMUM LOT SIZE	6,360 S.F.
MAXIMUM LOT SIZE	16,714 S.F.
AVERAGE LOT SIZE	7,943 S.F.
G. SINGLE FAMILY RESIDENTIAL (ATTACHED)	
AGE-TARGETED + TRADITIONAL AREA	36.10 AC. ±
NO. OF UNITS	325
DENSITY	9.00 D.U./AC.
H. TOTAL UNITS	480
I. GROSS MODIFIED DENSITY (TOTAL)	4.55 DU/AC.
J. LINEAL FEET OF ROADWAY	13,300 FT.

- NOTES:
- INCLUDES ADJACENT LANDSCAPE BUFFERS, CLUB SITE, AND POND AREAS #1 AND #2.
  - INCLUDES POND #3.
  - 0.2 ACRES ARE ANTICIPATED FOR FUTURE FACP ROOMS (115 S.F. PER SINGLE FAMILY ATTACHED BUILDING). THIS AREA HAS BEEN SUBTRACTED FROM THE COMMON SPACE ACREAGE.

PARKING DATA						
SINGLE FAMILY ATTACHED PARKING REQUIREMENTS						
LAND USE	UNITS	REQ. PARKING	PROVIDED PARKING	REQ. GUEST PARKING	PROVIDED GUEST PARKING	PROVIDED OFF STREET ON STREET
Traditional Townhomes	268	536	1,072	67	67	17 50
Age-Targeted Ranch Townhomes	57	114	228	14.25	26	12 14

CLUB HOUSE PARKING REQUIREMENTS				
LAND USE	S.F.	REQ. PARKING	PROVIDED PARKING	PROVIDED BIKE PARKING
DRH Club House	2,500	10	24	3

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
B-B	- BACK TO BACK	B/C	- BACK OF CURB

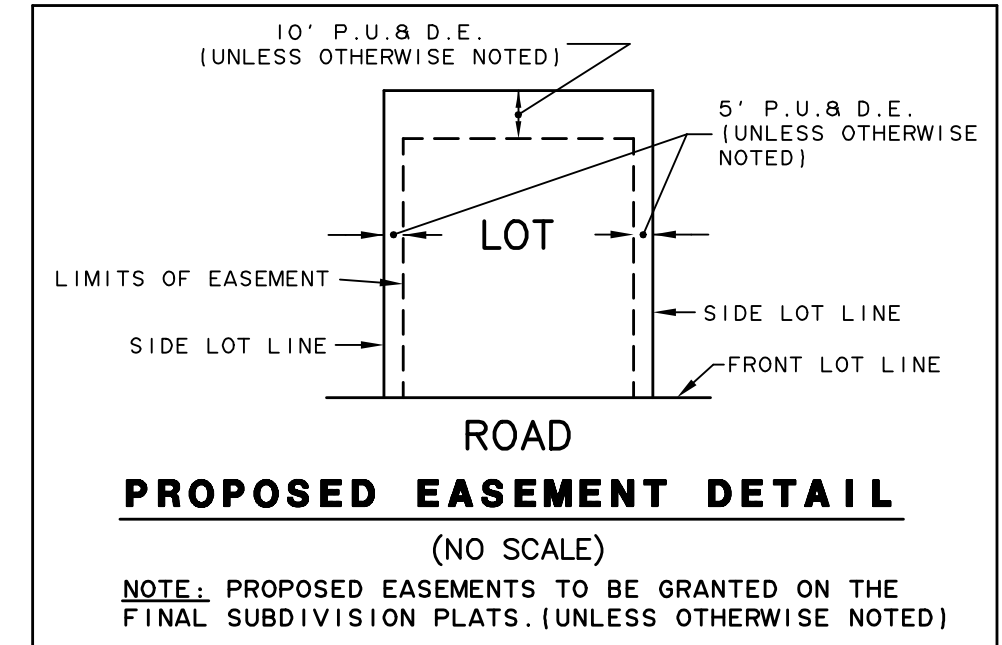
P.U. & D.E. - INDICATES PUBLIC UTILITIES AND DRAINAGE EASEMENTS THEREBY GRANTED. (SEE PROVISIONS FOR DETAILS.)

- 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)

### 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.



PREPARED FOR:  
 D.R. HORTON, INC.-MIDWEST,  
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 750 E. BUNKER COURT, SUITE 500  
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 (847) 362-9100

PREPARED BY:  
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DISC NO.: 637014 FILE NAME: PREVOR  
 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: 07-06-18/KMS PER CITY COMMENT REVIEW LETTER DATED 06-21-18  
 REV: 08-14-18/JCC 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  
 REV: 12-07-18/HAG PER NEW LAND PLAN-REMOVED APARTMENT PARCEL  
 REV: 01-04-19/HAG PER NEW LAND PLAN AND CITY REVIEW  
 REV: 01-24-19/HAG PER CITY REVIEW LETTER DATED 01-18-19  
 REV: 02-13-19/HAG PER CITY REVIEW LETTER DATED 02-11-19  
 REV: 10-25-19/HAG PER CITY CLIENT REQUEST  
 REV: 11-21-19/HAL PER CITY REVIEW DATED 11-14-19

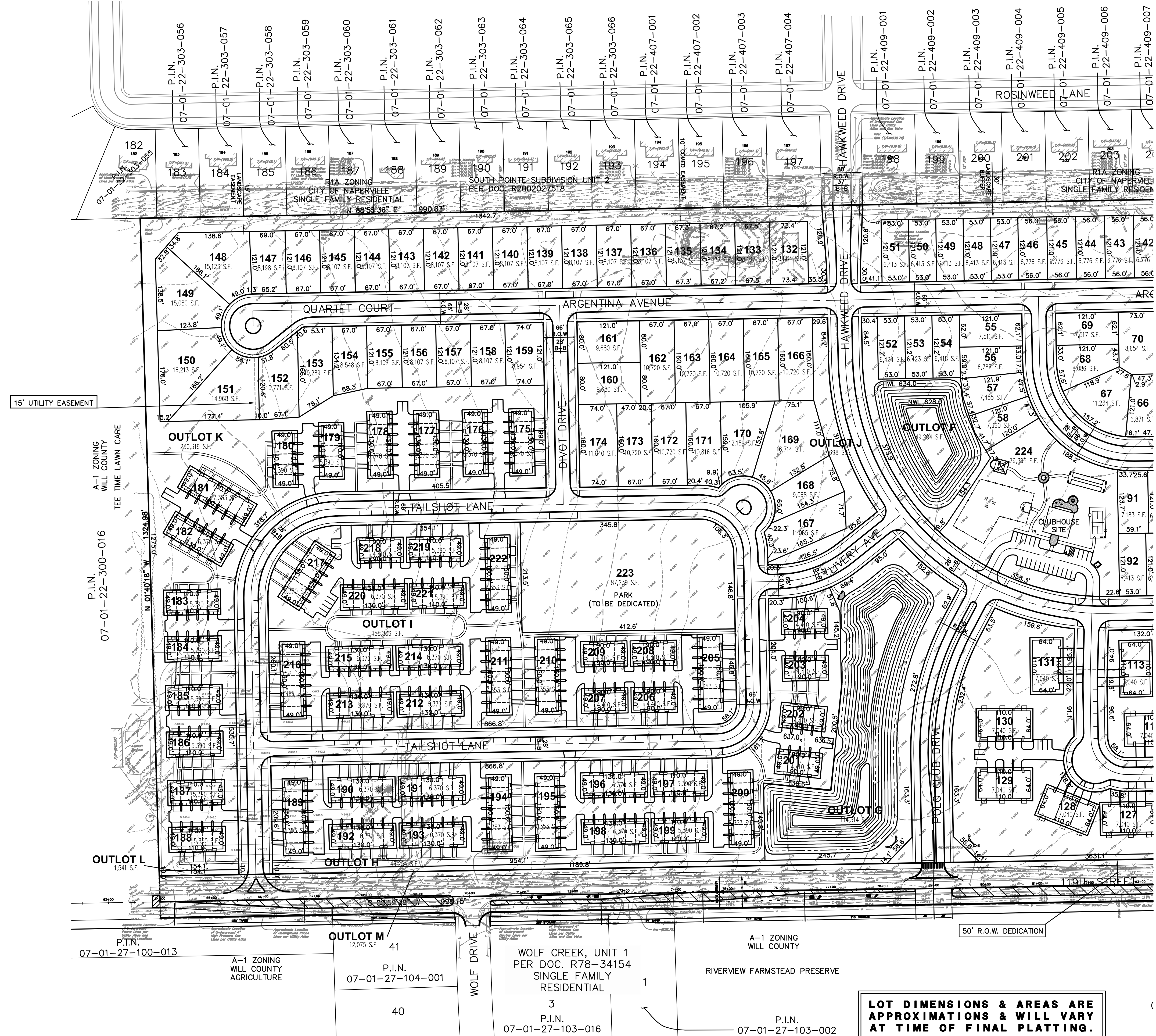
**NAPERVILLE POLO CLUB**  
**CITY PROJECT NUMBER 18 • 18-1000022**  
 PREPUD-01  
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# PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT

# FOR NAPERVILLE POLO CLUB

NAPERVILLE, IL



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

PREPARED FOR:  
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DISC NO.: 637014 FILE NAME: PROVR  
DRAWN BY: LAL FLD. BK. / PG. NO.: BK./PG.  
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**NAPERVILLE POLO CLUB**  
**CITY PROJECT NUMBER 18 • 18-1000022**

PLOT FILE CREATED: 11/22/2018 BY: HEATHER LAE  
DRAWING PATH: P:\EST014\KWD\DWG\DRAWINGS\PRELIMINARY\PRELIMINARY.PREDRAW.DWG



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

