

# PRELIMINARY PLAT OF SUBDIVISION

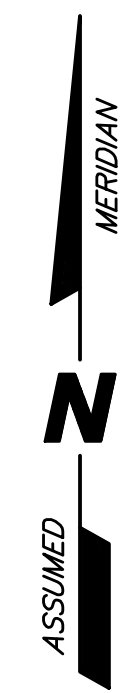
FOR

# WAGNER FARMS

PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

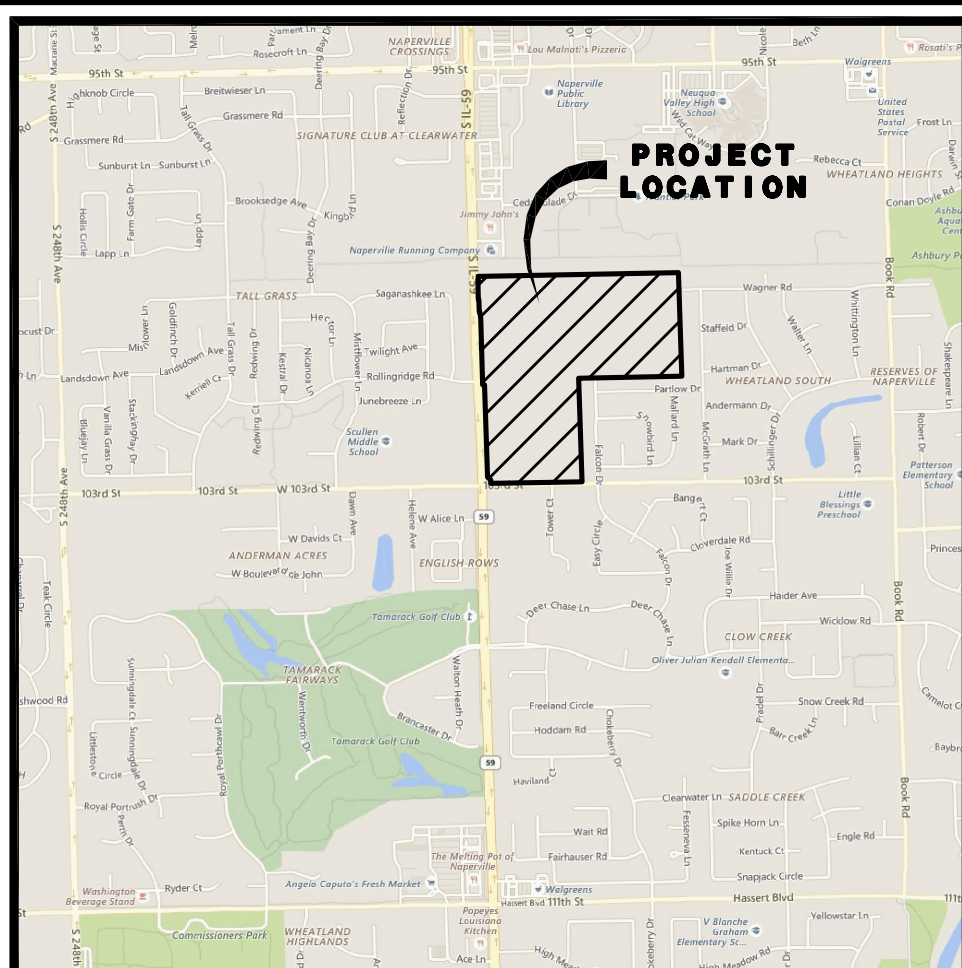
N. QUARTER CORNER OF SECTION 10-37-9 AS ESTABLISHED PER DATA ON R96-057627

PARCEL INDEX NUMBER  
07-01-10-300-002  
07-01-10-300-028  
07-01-10-300-029  
NAPERVILLE, ILLINOIS



150 75 0 150  
SCALE: 1" = 150'

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



## LOCATION MAP

### BENCHMARKS/CONTROL POINTS

#### ELEVATION REFERENCE MARKS

RMI-NAPERVILLE SURVEY MON. #1503. BERNSTEN 3D TOP SECURITY MONUMENT. CONSISTING OF A 9/16" DIA. STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4" LONG ROD TOTALING (8") IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER. ELEVATION=670.06 (NAVD 88)

RM2-NAPERVILLE SURVEY MON. #1002. BERNSTEN 3D TOP SECURITY MONUMENT. CONSISTING OF A 9/16" DIA. STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4" LONG ROD TOTALING (24") IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER. ELEVATION=667.49 (NAVD 88)

(HELD ABOVE BENCHMARKS AS THE BASIS OF VERTICAL DATUM FOR PROJECT)

CP 102 - CROSS CUT IN TOP OF CURB ADJACENT TO FIRE HYDRANT AT END OF FALCON DRIVE ON WEST SIDE OF ROAD. ELEV: 664.395 NAVD 88

CP 113 - CUT CROSS IN CENTERLINE HEADWALL OF TRIPLE 21" RCP AT THE NORTHEAST CORNER OF ROUTE 59 & 103RD STREET. ELEV: 668.19 NAVD88

CP 104 - CUT CROSS IN CENTERLINE OF THE END OF THE CONCRETE WALK AT SOUTHEAST CORNER OF SITE. ELEV: 668.25 NAVD88

### NOTES

- ADDITIONAL P.U. & D.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.
- DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
- ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
- ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
- ALL EASEMENTS DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED)
- ALL EASEMENTS ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES (UNLESS OTHERWISE NOTED)
- STORMWATER MANAGEMENT EASEMENTS WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED)
- 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.
- EASEMENTS TO BE PROVIDED PER CITY AND UTILITY COMPANY REQUIREMENTS.
- FOR PROPOSED CONTOURS, GRADES, UTILITIES, STREETS AND SIDEWALKS REFER TO THE PRELIMINARY ENGINEERING DRAWINGS FOR THIS DEVELOPMENT.
- ALL REQUIRED CERTIFICATES AND STATEMENTS WILL BE PROVIDED ON FINAL PLAT.
- ALL R.O.W. DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
- THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SW QUARTER OF SECTION 10-37-9 BEING N 01°51'11" W, MEASURED BETWEEN 2 MONUMENTS AS ESTABLISHED BY RECORD DOCUMENTS REFERENCED HERON. MEASUREMENTS WERE DERIVED FROM OBSERVATIONS UTILIZING THE CITY OF NAPERVILLE SURVEY CONTROL NETWORK MONUMENTS.

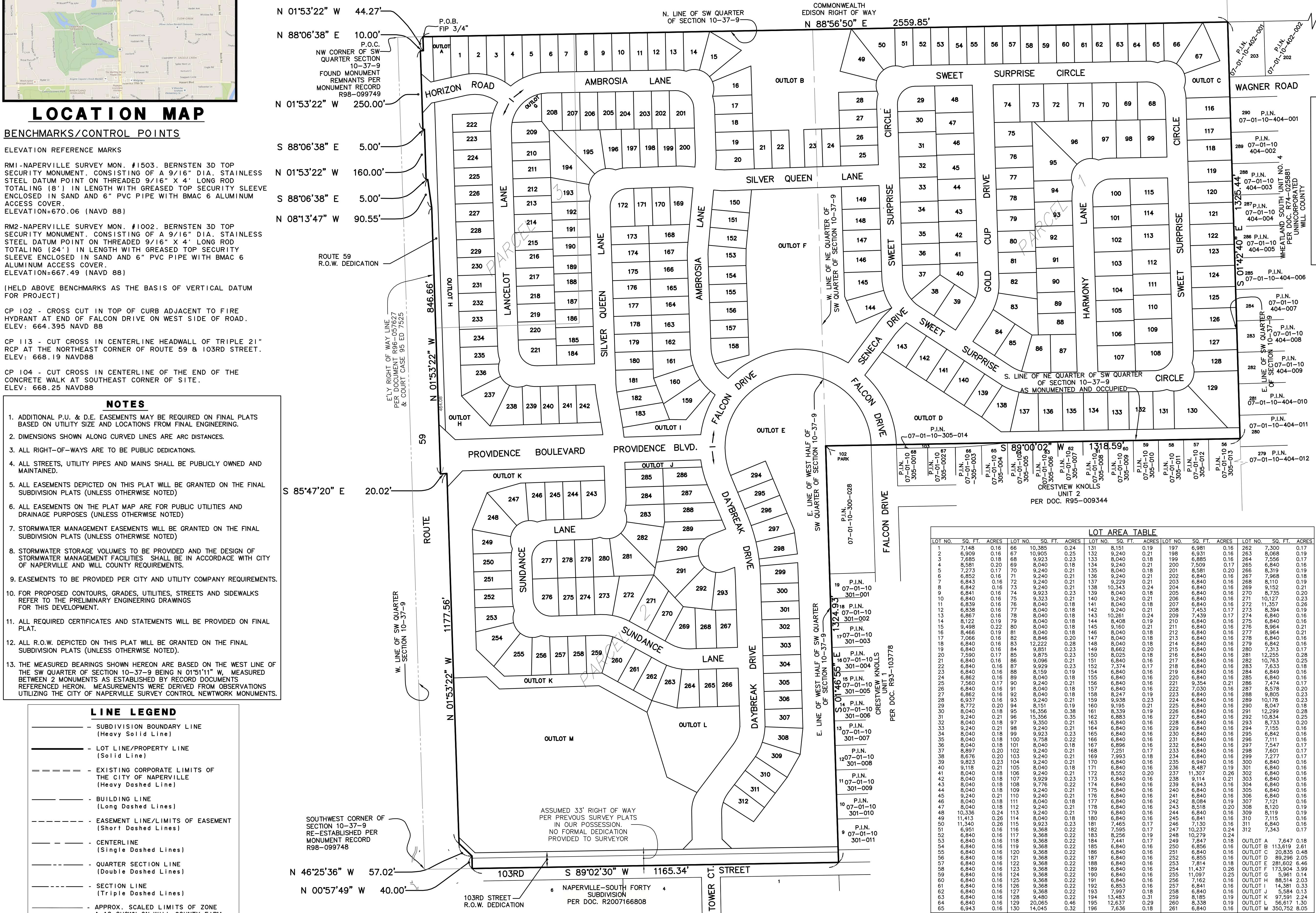
### LINE LEGEND

- 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)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- APPROX. SCALED LIMITS OF ZONE A AS SHOWN ON WILL COUNTY FIRM.

SOUTHWEST CORNER OF SECTION 10-37-9 RE-ESTABLISHED PER RECORD RECORD R98-099748

ASSUMED 33' RIGHT OF WAY PER PREVIOUS SURVEY PLATS IN OUR POSSESSION. NO FORMAL DEDICATION PROVIDED TO SURVEYOR

UNSUBDIVIDED COMMONWEALTH EDISON RIGHT OF WAY N 88°56'50" E 2559.85'



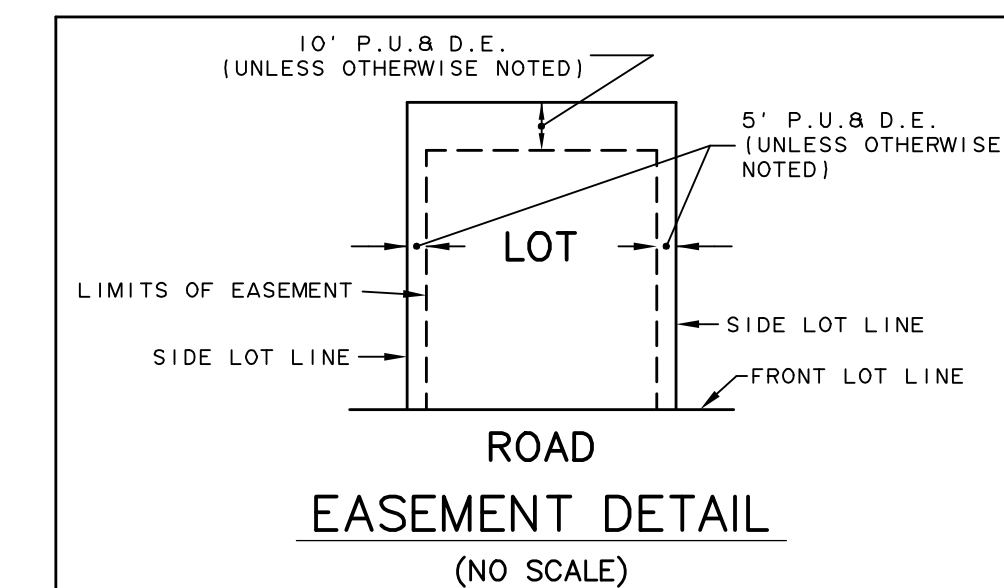
### SITE DATA

A. TOTAL AREA	114.28 AC. ±	100%
B. PROPOSED ZONING		
C. EXTERNAL R.O.W. (103rd STREET)	2.04 AC. ±	1.79%
D. INTERNAL R.O.W. (ROUTE 59)	0.68 AC. ±	0.60%
E. COMMON OPEN SPACE (STORMWATER MANAGEMENT/OPEN SPACE & LANDSCAPE BUFFERS)	23.98 AC. ±	20.98%
F. CHURCH SITE	21.94 AC. ±	19.20%
G. NET RESIDENTIAL (DETACHED)	8.05 AC. ±	7.04%
H. NO. OF LOTS (DETACHED)	58.27 AC. ±	51.2%
I. MINIMUM LOT SIZE	312	
J. MAXIMUM LOT SIZE	6,838 S.F.	50.99%
K. AVERAGE LOT SIZE	20,065 S.F.	
L. FRONT YARD SETBACK	15 FT.	
M. CORNER SIDE YARD SETBACK	25 FT.	
N. INTERIOR SIDE YARD SETBACK	6' MIN. w/COMBINED 16' TOTAL	
O. REAR YARD SETBACK	25 FT.	
P. GROSS MODIFIED DENSITY	2.78 DU/AC.	

### 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
  - ON LINE - ON LINE
  - REC. - RECORD
  - L. - ARC LENGTH
  - R. - RAD IUS
  - 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.E. - INDICATES PUBLIC UTILITIES AND DRAINAGE EASEMENT

LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES
1	7,148	0.16	66	10,385	0.24	131	8,151	0.19	197	6,981	0.16
2	7,809	0.18	67	10,305	0.24	132	8,240	0.21	198	6,931	0.16
3	7,685	0.18	68	9,923	0.23	133	8,040	0.18	199	6,885	0.16
4	8,581	0.20	69	8,040	0.18	134	9,240	0.21	200	7,509	0.17
5	7,273	0.17	70	9,240	0.21	135	8,040	0.18	201	8,381	0.19
6	6,852	0.16	71	9,240	0.21	136	9,240	0.21	202	6,840	0.16
7	6,843	0.16	72	9,240	0.21	137	9,229	0.21	203	6,840	0.16
8	6,842	0.16	73	9,240	0.21	138	10,343	0.24	204	6,840	0.16
9	6,841	0.16	74	9,240	0.21	139	8,040	0.18	205	6,840	0.16
10	6,840	0.16	75	9,240	0.21	140	9,240	0.21	206	6,840	0.16
11	6,839	0.16	76	8,040	0.18	141	8,040	0.18	207	6,840	0.16
12	6,838	0.16	77	8,040	0.18	142	9,240	0.21	208	7,453	0.17
13	6,867	0.16	78	8,040	0.18	143	10,251	0.24	209	7,439	0.17
14	6,822	0.16	79	8,040	0.18	144	8,040	0.18	210	6,840	0.16
15	9,498	0.22	80	8,040	0.18	145	9,160	0.21	211	6,840	0.16
16	8,466	0.19	81	8,040	0.18	146	8,040	0.18	212	6,840	0.16
17	7,066	0.16	82	8,846	0.20	147	8,040	0.18	213	6,840	0.16
18	6,840	0.16	83	12,222	0.28	148	8,040	0.18	214	6,840	0.16
19	6,840	0.16	84	9,851	0.23	149	8,662	0.20	215	6,840	0.16
20	7,590	0.17	85	9,875	0.23	150	8,025	0.18	216	6,840	0.16
21	6,840	0.16	86	9,096	0.21	151	6,840	0.16	217	6,840	0.16
22	6,840	0.16	87	9,929	0.23	152	7,374	0.17	218	6,840	0.16
23	6,840	0.16	88	8,159	0.19	154	6,840	0.16	219	6,840	0.16
24	6,862	0.16	89	8,040	0.18	155	6,840	0.16	220	6,840	0.16
25	7,560	0.17	90	9,240	0.21	156	6,840	0.16	221	3,354	0.08
26	6,840	0.16	91	8,040	0.18	157	6,840	0.16	222	7,030	0.16
27	6,862	0.16	92	8,040	0.18	158	6,840	0.16	223	6,840	0.16
28	6,937	0.16	93	9,240	0.21	159	9,338	0.23	224	6,840	0.16
29	6,772	0.20	94	8,151	0.19	160	9,195	0.21	225	6,840	0.16
30	6,840	0.16	95	16,356	0.38	161	6,840	0.16	226	6,840	0.16
31	9,240	0.21	96	15,356	0.35	162	6,883	0.16	227	6,840	0.16
32	8,040	0.18	97	9,350	0.21	163	6,840	0.16	228	6,840	0.16
33	8,040	0.18	98	9,240	0.21	164	8,040	0.18	229	6,840	0.16
34	8,040	0.18	99	9,923	0.23	165	6,840	0.16	230	6,840	0.16
35	8,040	0.18	100	9,758	0.22	166	6,840	0.16	231	6,840	0.16
36	8,676	0.20	101	8,040	0.18	167	6,840	0.16	232	6,840	0.16
37	8,897	0.20	102	9,240	0.21	168	7,251	0.17	233	6,840	0.16
38	8,676	0.20	103	9,240	0.21	169	6,993	0.16	234	6,840	0.16
39	8,623	0.20	104	9,240	0.21	170	6,840	0.16	235	6,840	0.16
40	9,118	0.21	105	8,040	0.18	171	6,840	0.16	236	6,487	0.15
41	8,040	0.18	106	9,240	0.21	172	6,840	0.16	237	11,307	0.26
42	8,040	0.18	107	9,929	0.23	173	6,840	0.16	238	9,114	0.21
43	8,040	0.18	108	9,776	0.22	174	6,840	0.16	239	6,943	0.16
44	8,040	0.18	109	9,240	0.21	175	6,840	0.16	240	6,840	0.16
45	9,240	0.21	110	9,240	0.21	176	6,840	0.16	241	6,840	0.16
46	8,040	0.18	111	8,040	0.18	177	6,840	0.16	242	8,064	0.19
47	8,040	0.18	112	9,240	0.21	178	6,840	0.16	243	8,188	0.20
48	10,336	0.24	113	9,240	0.21	179	6,840	0.16	244	6,840	0.16
49	11,413	0.26	114	8,040	0.18	180	6,840	0.16	245	6,841	0.16
50	11,340	0.26	115	9,923	0.23	181	7,455	0.17	246	7,130	0.16
51	6,951	0.16	116	9,368	0.22	182	7,595	0.17	247	10,237	0.24
52	6,840	0.16	117	9,368	0.22	183	6,840	0.16	248	10,279	0.24
53	6,840	0.16	118	9,368	0.22	184	7,441	0.17	249	7,847	0.18
54	6,840	0.16	119	9,368	0.22	185	6,840	0.16	250	6,856	0.16
55	6,840	0.16	120	9,368	0.22	186	6,840	0.16	251	11,437	0.26
56	6,840	0.16	121	9,368	0.22	187	6,840	0.16	252	6,855	0.16
57	6,840	0.16	122	9,368	0.22	188	6,840	0.16	253	7,814	0.18
58	6,840	0.16	123	9,368	0.22	189	6,840	0.16	254	11,437	0.26
59	6,840	0.16	124	9,368	0.22	190	6,840	0.16	255	11,097	0.25
60	6,840	0.16	125	9,368	0.22	191	6,840	0.16	256	7,162	0.16
61	6,840	0.16	126	9,368	0.22	192	6,853	0.16	257	6,841	0.16
62	6,840	0.16	127	9,368	0.22	193	7,997	0.18	258	6,840	0.16
63	6,840	0.16	128	9,480	0.22	194	6,840	0.16	259	8,165	0.19
64	6,840	0.16	129	20,095	0.46	195	12,637	0.29	260	8,338	0.19
65	6,943	0.16	130	14,045	0.32	196	7,636	0.18	261	6,840	0.16



PREPARED FOR:  
PULTE HOME COMPANY, LLC  
1900 E. GOLF ROAD, SUITE 300  
SCHAUMBURG, IL 60173  
(847) 230-5400

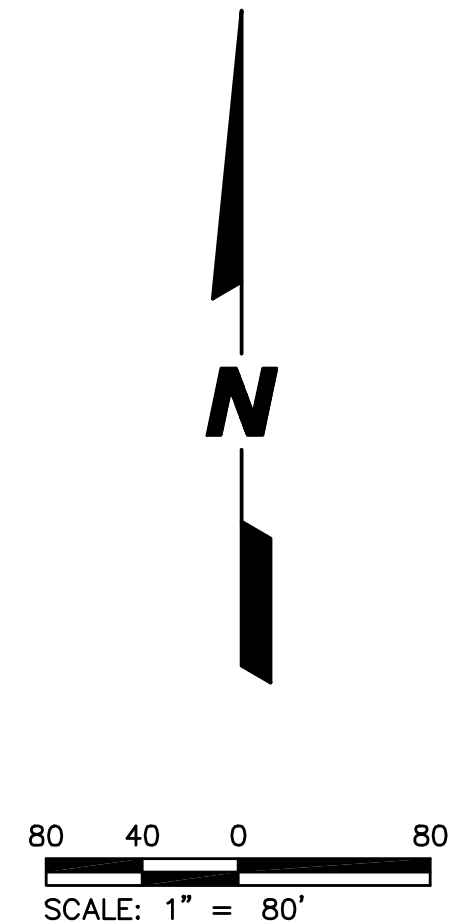
PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100  
Aurora, Illinois 60502-9675  
PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 402109 FILE NAME: PREOVR  
DRAWN BY: LAL/AJB FLD. BK. / PG. NO.: ----  
COMPLETION DATE: 07-30-18 JOB NO.: 402.109  
XREF: TOPO PROJECT MANAGER: CRM  
10-29-18/LAL: REVISED PER CITY REVIEW COMMENTS DATED 9/5/18

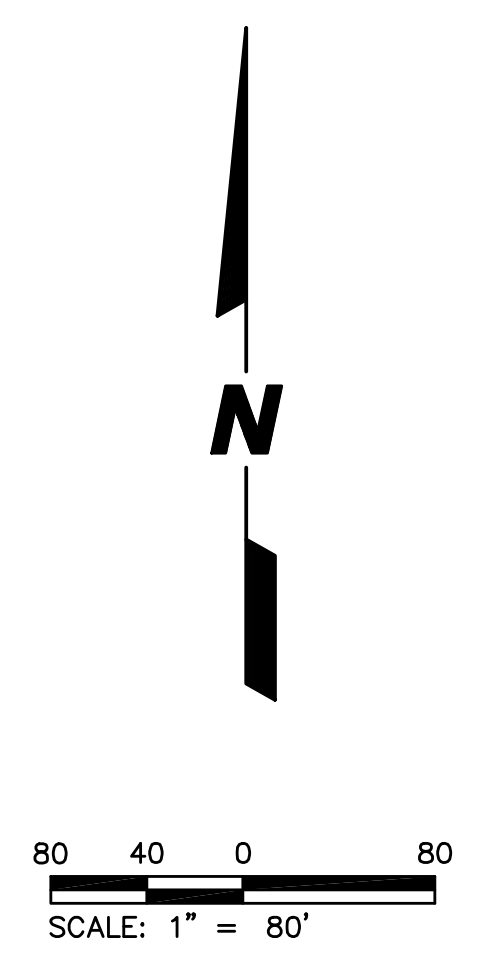
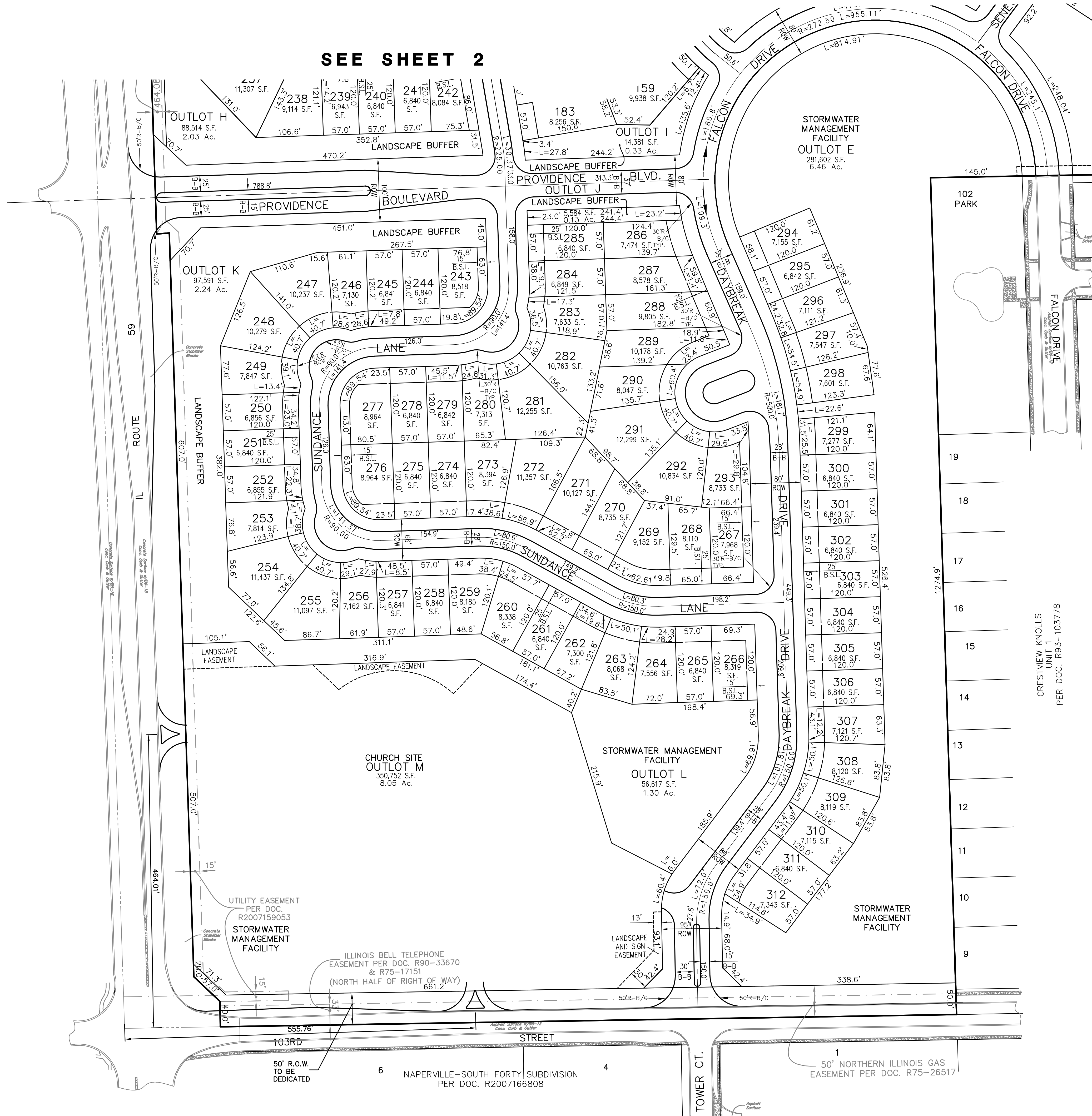
PRELIMINARY PLAT OF SUBDIVISION FOR WAGNER FARMS  
CITY OF NAPERVILLE PROJECT NO. 18-1000087



UNSUBDIVIDED  
COMMONWEALTH EDISON RIGHT OF  
WAY



SEE SHEET 2



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: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 402109 FILE NAME: PREOVR  
 DRAWN BY: LAL FLD. BK. / PG. NO.: ----  
 COMPLETION DATE: 07-30-18 JOB NO.: 402.109  
 XREF : TOPO PROJECT MANAGER : CRM

**PRELIMINARY PLAT OF SUBDIVISION FOR WAGNER FARMS**  
**CITY OF NAPERVILLE PROJECT NO. 18-10000087**

SHEET 4 OF 4

Copyright © 2018 Cemcon, Ltd. All rights reserved.

PLOT FILE CREATED: 10/20/2018 BY: LESLIE LINDBERG DRAWING PATH: P:\402109\DWG\18-10000087\PRELIMINARY\PREOVR.DWG