

PRELIMINARY ENGINEERING PLAN 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.

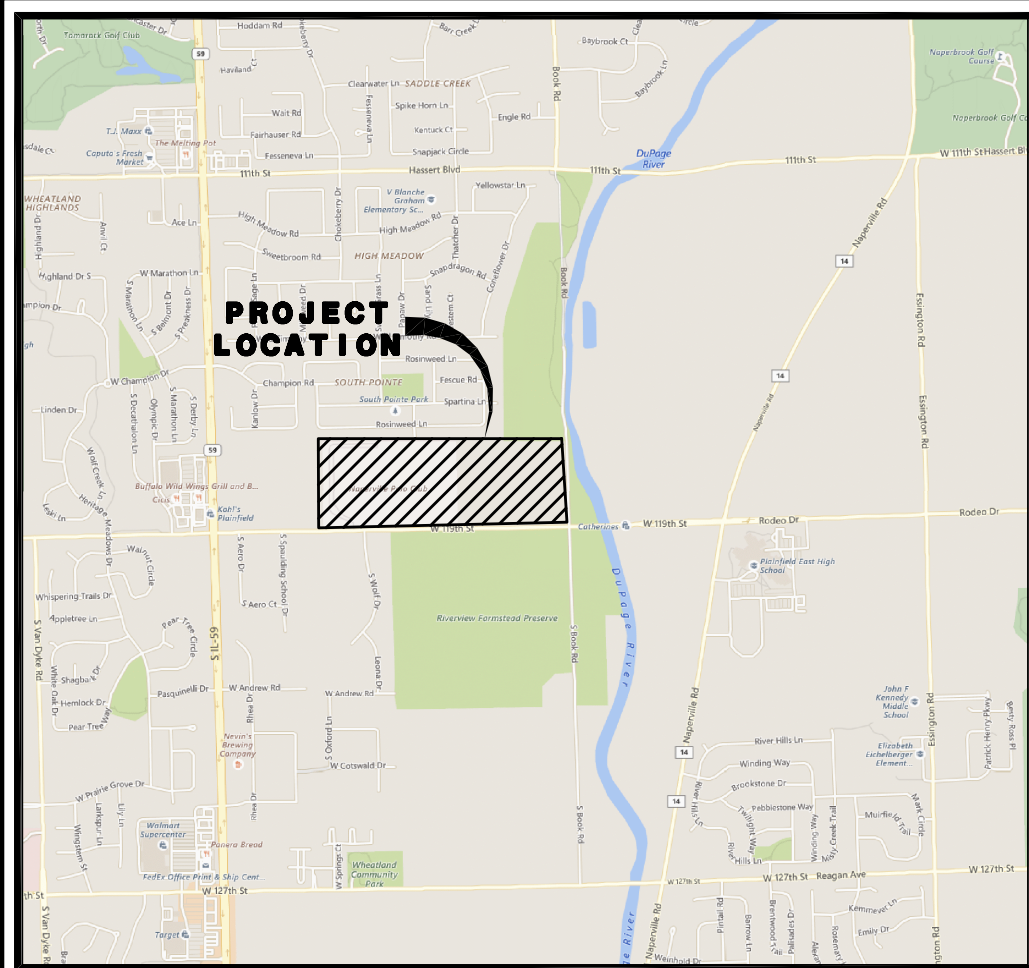
PARCEL 5:
THE EAST 329.36 FEET OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY ILLINOIS.

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.

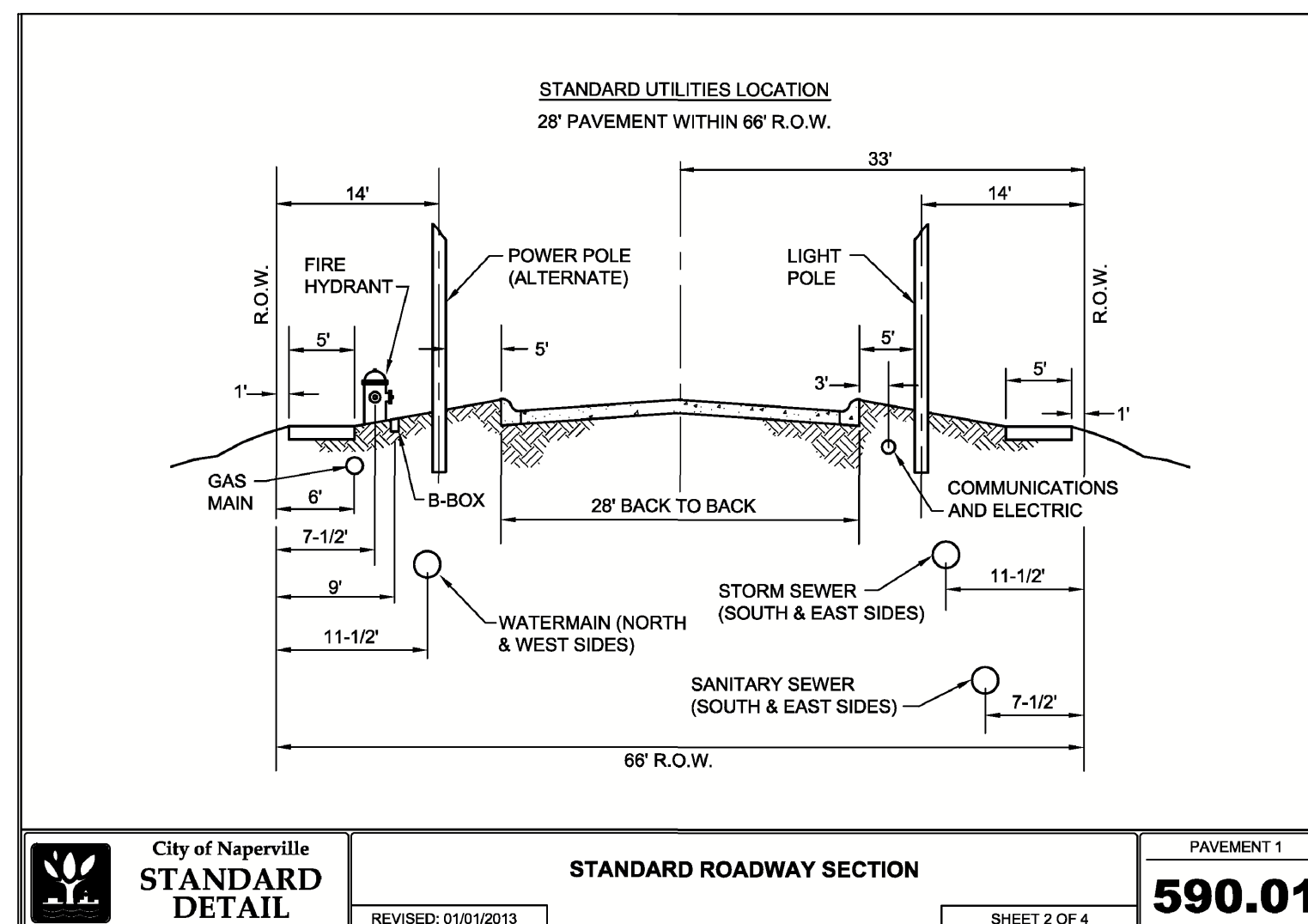
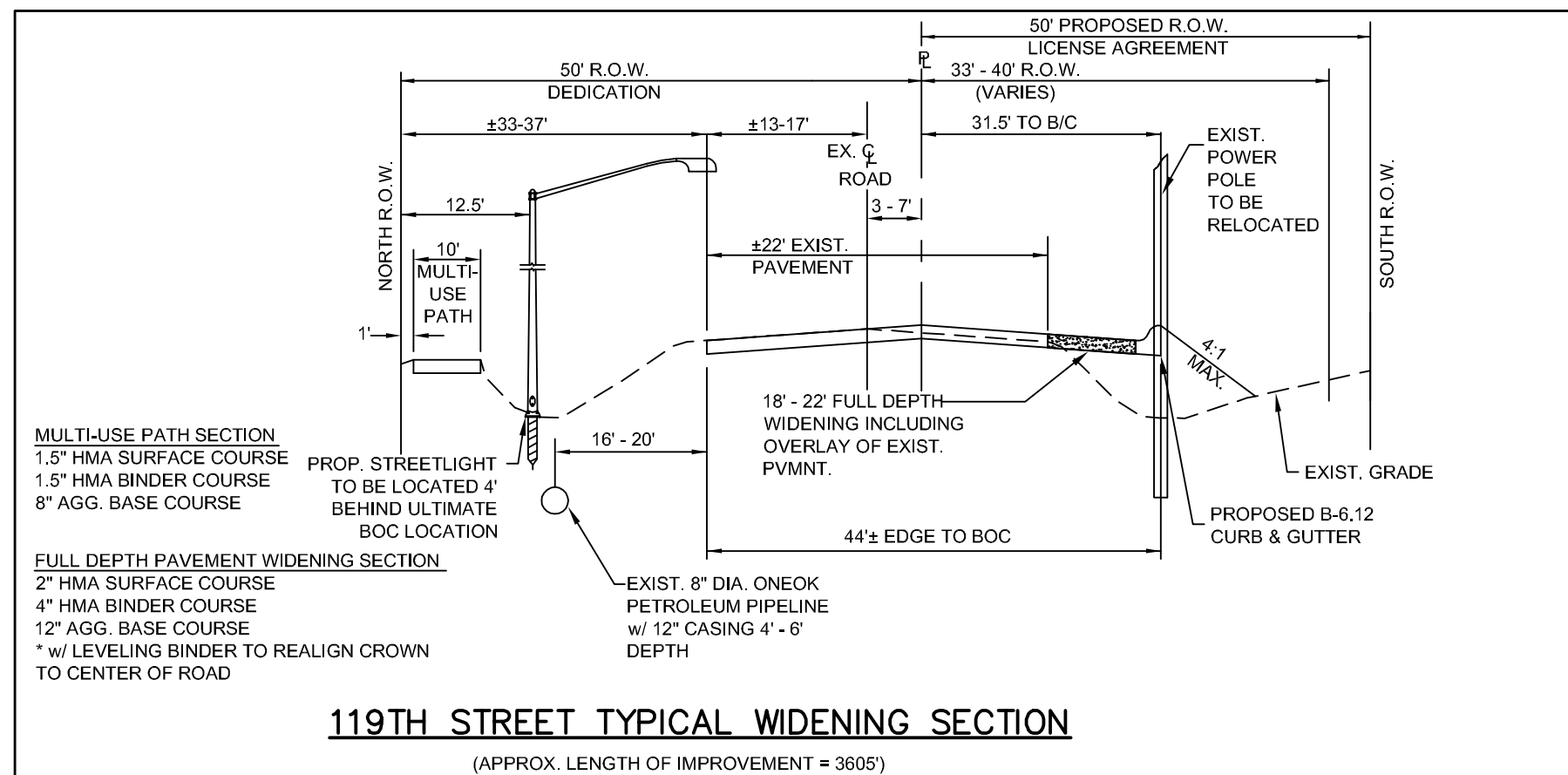
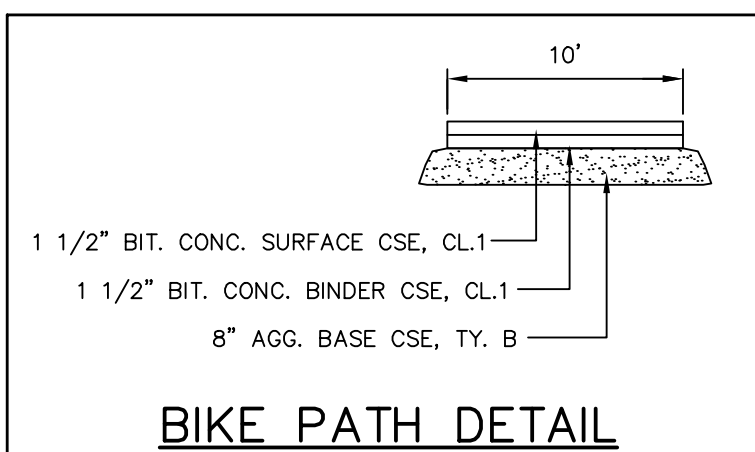
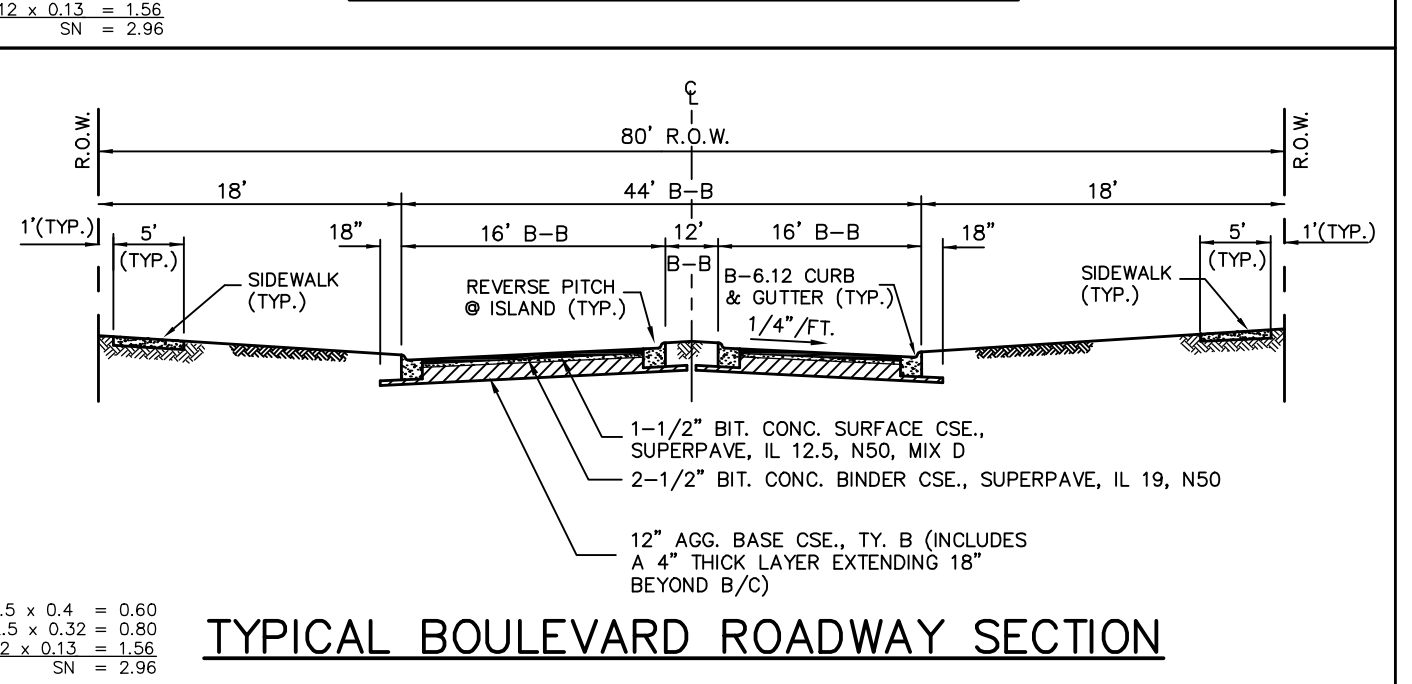
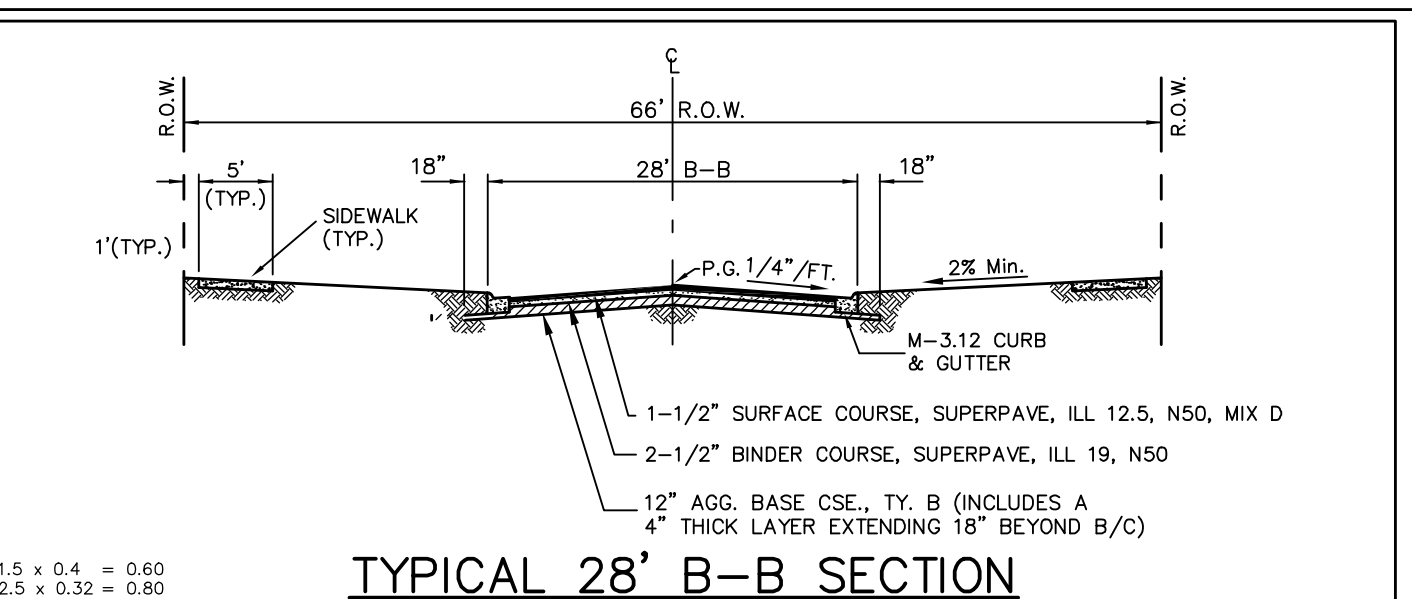
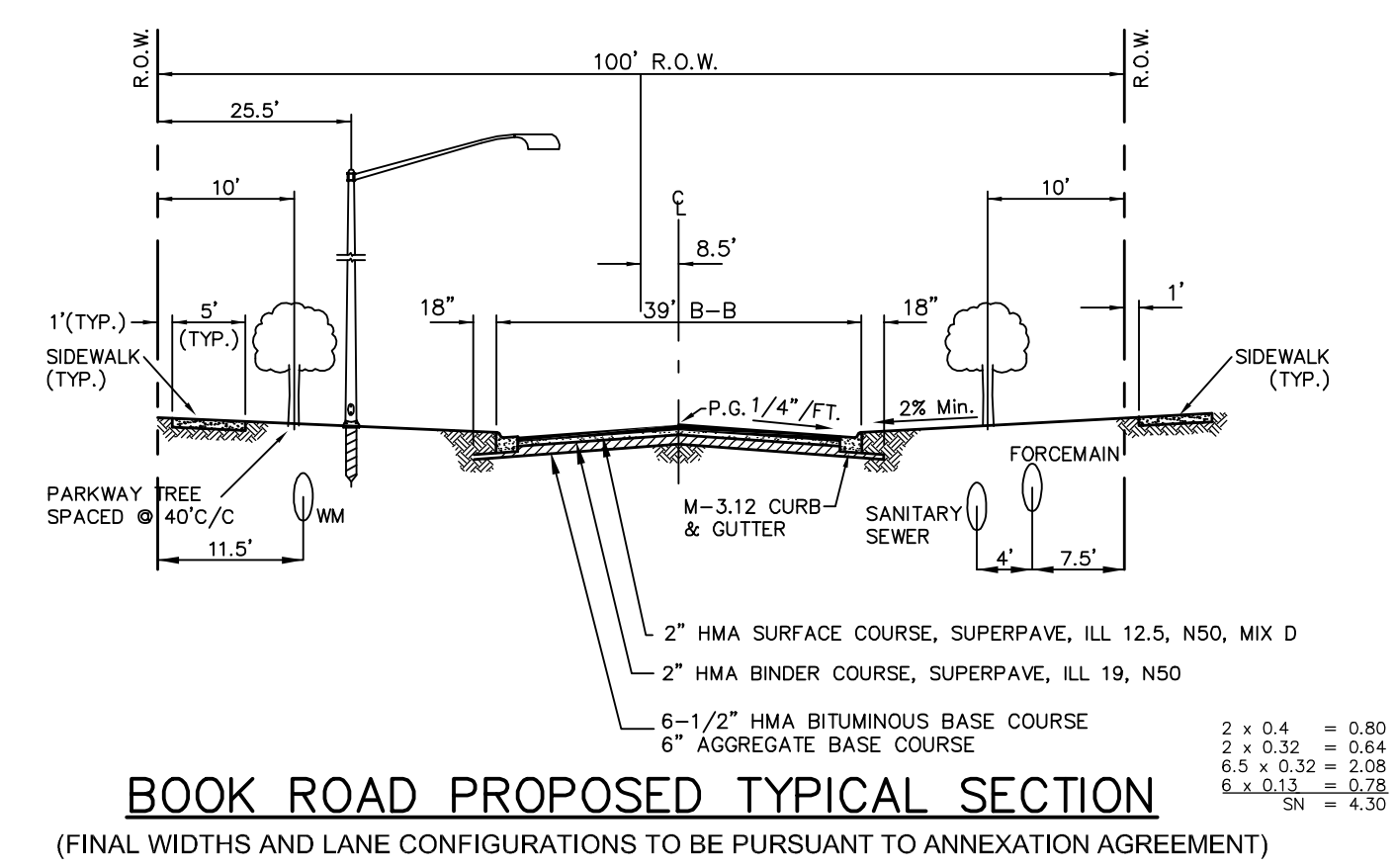
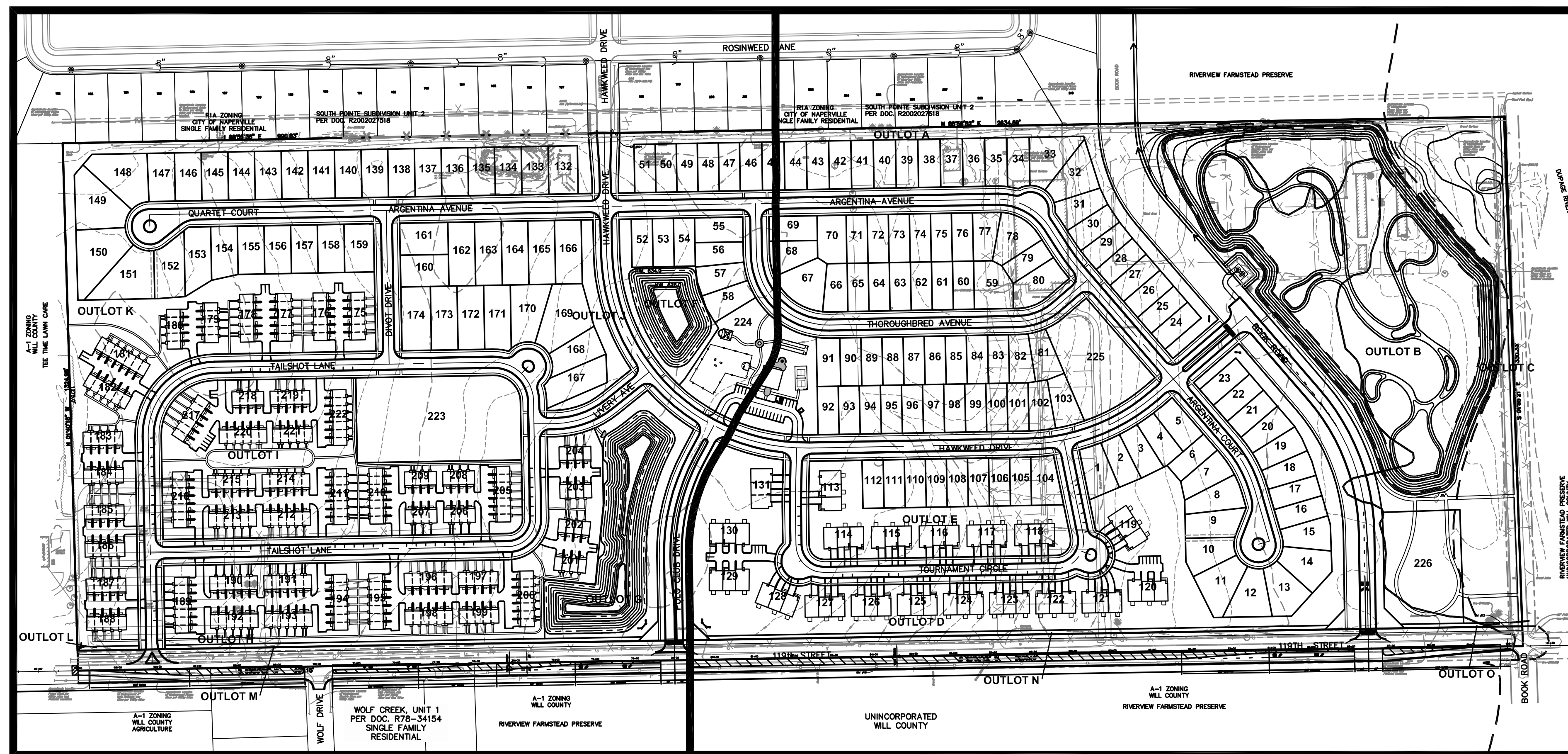
PARCEL 8:
THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 988.08 FEET THEREOF) IN WILL COUNTY ILLINOIS.

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.



LOCATION MAP

BUILDING PRODUCT TYPE SUMMARY:
112 AGE TARGETED SINGLE FAMILY LOTS
57 AGE TARGETED RANCH TOWNHOME UNITS
43 TRADITIONAL SINGLE FAMILY LOTS
268 TRADITIONAL TOWNHOME UNITS



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: PREOVR
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/JGC 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 • 18-10000022

PRELIMINARY ENGINEERING PLAN FOR NAPERVILLE POLO CLUB

NAPERVILLE, IL

CONTRACTOR TO VERIFY LOCATION OF
EXISTING WATERMAIN PRIOR TO
CONNECTION. (8" PRESSURE CONNECTION)

EXISTING 8" DIA. WATER MAIN

100 50 0 100
SCALE: 1 INCH = 100 FEET

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. SIZING IS BASED ON PRELIMINARY CALCULATIONS, AND MAY CHANGE AT THE TIME OF FINAL ENGINEERING.
- 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.
- THE MINIMUM DISTANCE FROM THE R.O.W. OF A PUBLIC STREET AND THE HWL SHALL BE TEN (10) FEET PLUS ONE AND ONE-HALF TIMES THE MAXIMUM DEPTH OF A DETENTION FACILITY. WET BOTTOM PONDS EXCEEDING 2 FEET OF NORMAL WATER DEPTH SHALL INCLUDE A SAFETY LEDGE PER DESIGN MANUAL FOR PUBLIC IMPROVEMENTS.
- ALL MULTI-FAMILY BUILDINGS SHALL HAVE A SINGLE FIRE LINE SERVICE FOR EACH BUILDING THAT ENTERS AT A SPRINKLER ROOM.

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: PREOVR
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/JGC 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 • 18-10000022

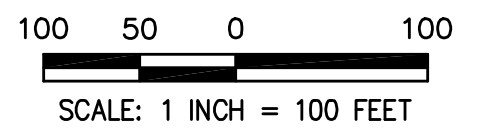
PREENG-02
Copyright © 2018 Cemcon, Ltd. All rights reserved.

LEGEND**EXISTING PROPOSED DESCRIPTION**

- | | | |
|--|--|-----------------------------------|
| | | MANHOLE |
| | | CATCH BASIN |
| | | INLET |
| | | CLEANOUT |
| | | SLOPE INLET BOX |
| | | HEADWALL |
| | | END SECTION |
| | | STORM SEWER |
| | | SANITARY SEWER |
| | | FORCEMAIN |
| | | WATERMAIN |
| | | VALVE & BOX |
| | | WATER VALVE IN VAULT |
| | | FIRE HYDRANT |
| | | CONTOURS |
| | | ELEVATIONS |
| | | STREET LIGHT |
| | | WATERMAIN PROTECTION |
| | | SILT FENCE INLET PROTECTOR |
| | | TEMPORARY STRAW BALE DITCH CHECK |
| | | SILT FENCE DITCH CHECK |
| | | RIP-RAP |
| | | MINOR OVERFLOW ROUTE |
| | | MAJOR OVERFLOW ROUTE |
| | | DETECTABLE WARNING TRUNCATED DOME |

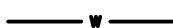
NAPERVILLE, IL

NAPERVILLE, IL



NOTES

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		CLEANOUT
		SLOPE INLET BOX
		HEADWALL
		END SECTION
		STORM SEWER
		SANITARY SEWER
		FORCEMAIN
		WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
(ELEV)	ELEV	CONTOURS
		ELEVATIONS
		STREET LIGHT
		WATERMAIN PROTECTION
		SILT FENCE INLET PROTECTOR
		TEMPORARY STRAW BALE DITCH CHECK
		SILT FENCE DITCH CHECK
		RIP-RAP
		MINOR OVERFLOW ROUTE
		MAJOR OVERFLOW ROUTE
		DETECTABLE WARNING TRUNCATED DOME

CEMCON, Ltd.

DISC NO.: 637014 FILE NAME: PREOVR
 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/JGC 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 IS •18-10000022

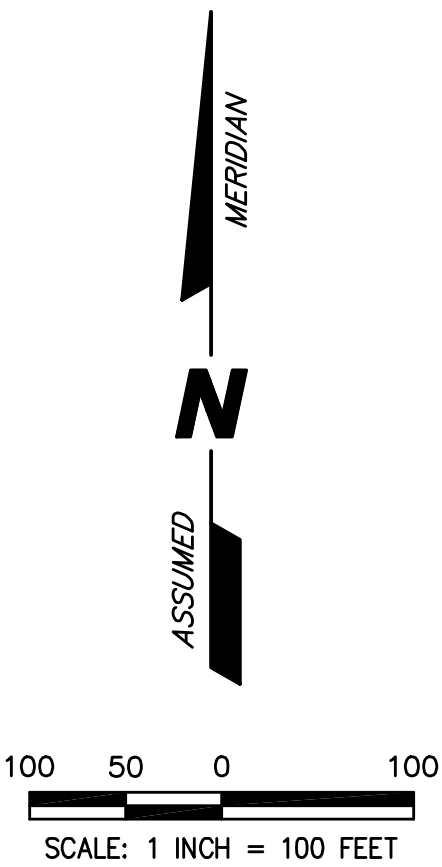
D.R. HORTON, INC.—MIDWEST,
A CALIFORNIA CORPORATION
750 E. BUNKER COURT, SUITE 500
VERNON HILLS, IL 60061
(847) 362-9100

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

PREENG-03
Copyright © 2018 Cemcon, Ltd. All rights reserved.

PRELIMINARY ENGINEERING PLAN
FOR
NAPERVILLE POLO CLUB

NAPERVILLE, IL



NOTE:
ALL SANITARY SEWER IS 8" DIA. UNLESS OTHERWISE NOTED.
ALL WATER MAIN IS 8" DIA. UNLESS OTHERWISE NOTED AS 12" DIA.

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.

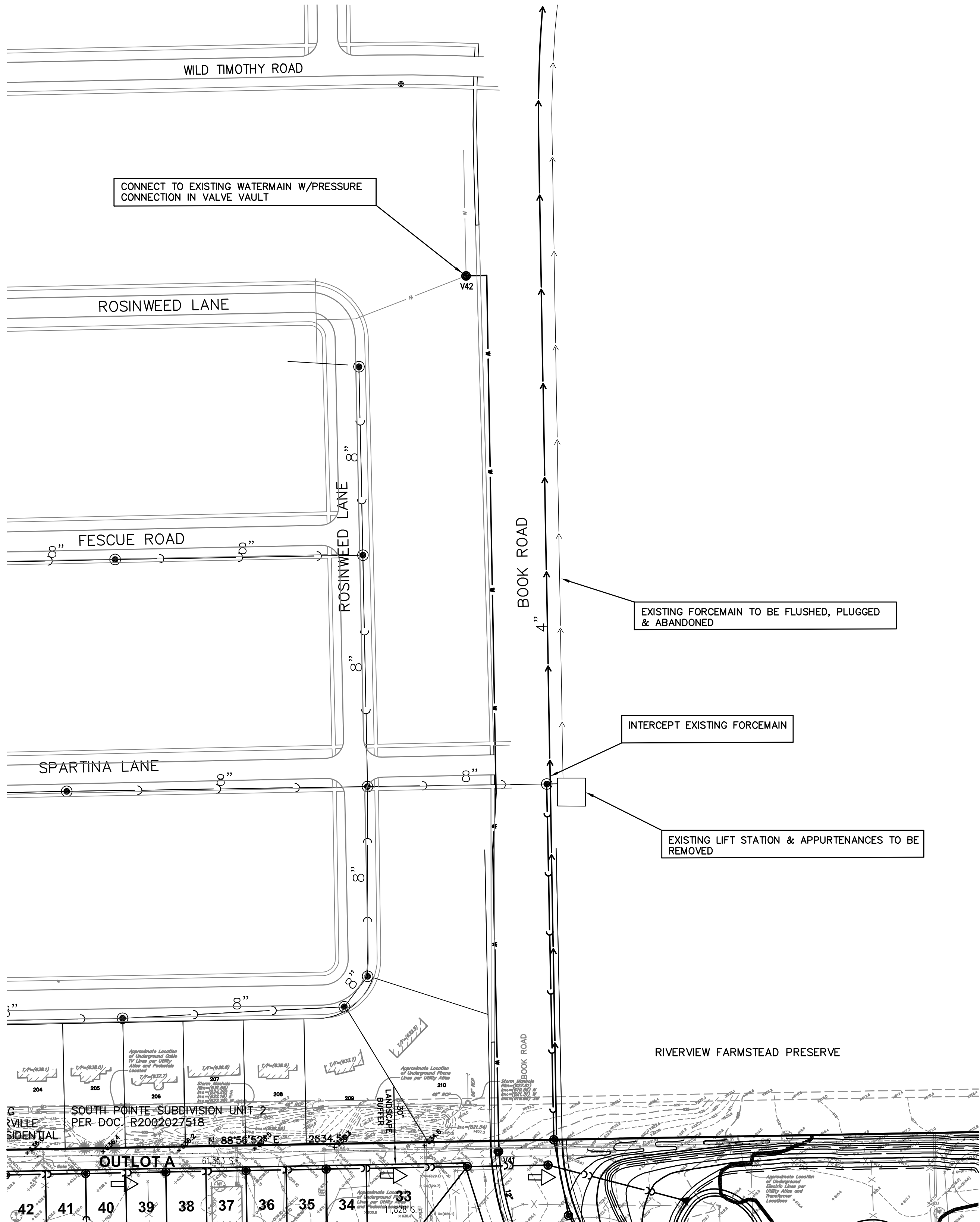
ANY EXISTING WELLS OR SEPTIC SYSTEMS TO BE REMOVED, ABANDONED AND/OR SEALED IN ACCORDANCE w/WILL COUNTY HEALTH DEPT. REGULATIONS. DOCUMENTATION TO BE PROVIDED TO THE CITY

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.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		CLEANOUT
		SLOPE INLET BOX
		HEADWALL
		END SECTION
		STORM SEWER
		SANITARY SEWER
		FORCEMAIN
		WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
		ELEVATIONS
		STREET LIGHT
		WATERMAIN PROTECTION
		SILT FENCE INLET PROTECTOR
		TEMPORARY STRAW BALE DITCH CHECK
		SILT FENCE DITCH CHECK
		RIP-RAP
		MINOR OVERFLOW ROUTE
		MAJOR OVERFLOW ROUTE
		DETECTABLE WARNING TRUNCATED DOME



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: PREOVR
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/JGC 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 • 18-10000022

PREENG-04

Copyright © 2018 Cemcon, Ltd. All rights reserved.