



## LOCATION MAP

### BENCHMARKS/CONTROL POINTS

ELEVATION REFERENCE MARKS  
RM1-NAPERVILLE SURVEY MON. #1503, BERNSTEIN 3D TOP  
SECURITY MONUMENT, CONSISTING OF A 9/16" DIA. STAINLESS  
STEEL DATUM POINT ON THREADED 9/16" X 4" LONG ROD  
TOTALING 181" IN LENGTH WITH GREASED TOP SECURITY SLEEVE  
ENCLOSED IN SAND AND 6" PVC PIPE WITH BM6 ALUMINUM  
ACCESS COVER.  
ELEVATION=670.06 (NAVD 88)  
RM2-NAPERVILLE SURVEY MON. #1002, BERNSTEIN 3D TOP  
SECURITY MONUMENT, CONSISTING OF A 9/16" DIA. STAINLESS  
STEEL DATUM POINT ON THREADED 9/16" X 4" LONG ROD  
TOTALING 124" IN LENGTH WITH GREASED TOP SECURITY  
SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BM6 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 NAVD 88  
CP 104 - CUT CROSS IN CENTERLINE OF THE END OF THE  
CONCRETE WALK AT SOUTHEAST CORNER OF SITE.  
ELEV. 668.25 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 CONDUITS, GRADES, UTILITIES, STREETS AND SIDEWALKS  
REFER TO THE PRELIMINARY ENGINEERING DRAWINGS  
FOR THIS DEVELOPMENT.
11. ALL REQUIRED CERTIFICATES AND STATEMENTS 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 WEST LINE OF  
THE SW QUARTER OF SECTION 10-37-9 BEING N 01°11'11" W, MEASURED  
REFERENCE TWO MONUMENTS AS ESTABLISHED BY RECORD DOCUMENTS  
REFERENCED HEREON. 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  
(Thin Dashed Line)
- EASEMENT LINE/LIMITS OF EASEMENT  
(Short Dashed Line)
- CENTERLINE  
(Single Dashed Line)
- QUARTER SECTION LINE  
(Double Dashed Line)
- SECTION LINE  
(Triple Dashed Line)
- APPROX. SCALED LIMITS OF ZONE  
AS SHOWN ON WILL COUNTY FIRM.

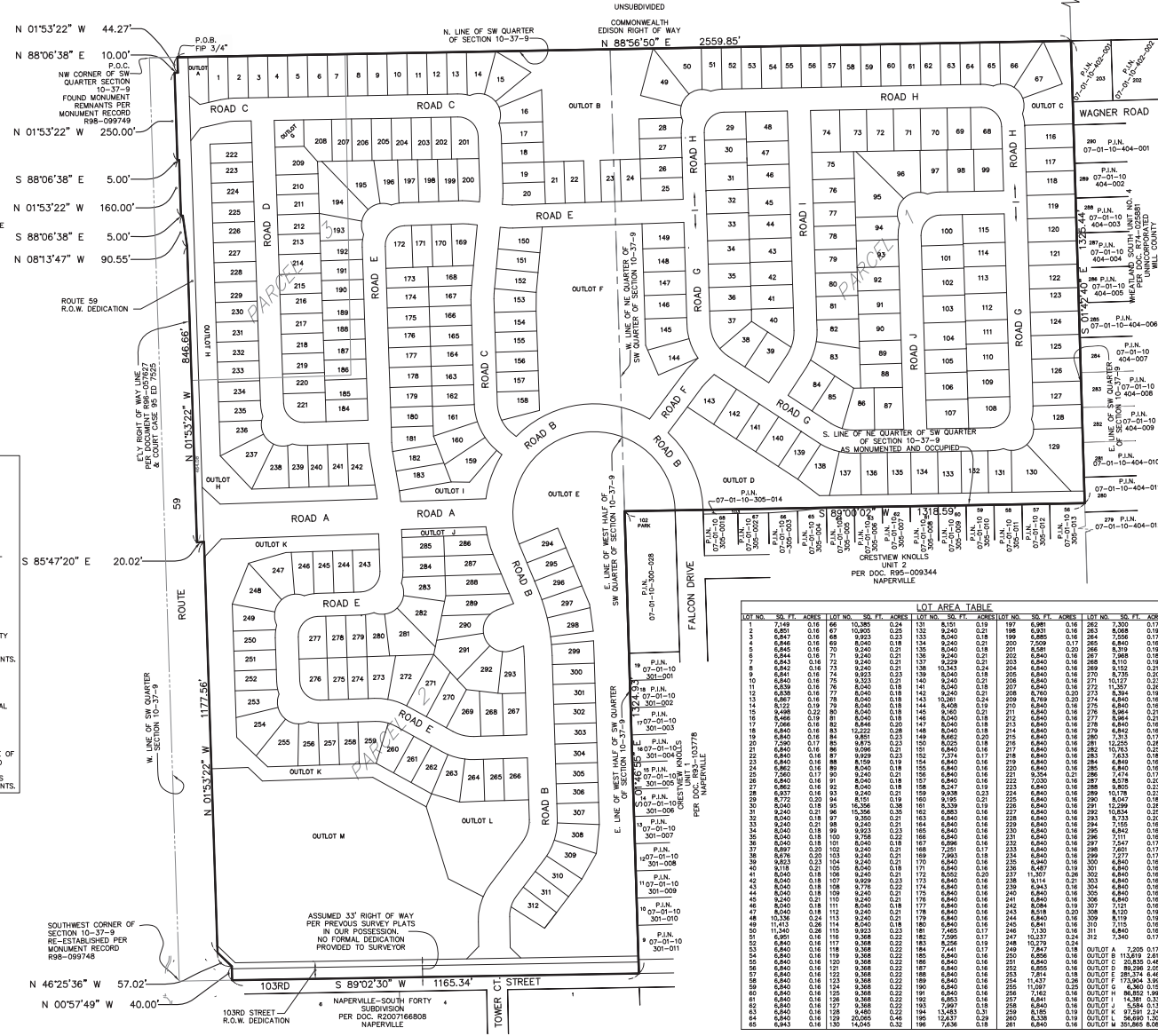
LOT DIMENSIONS & AREAS ARE  
APPROXIMATIONS & WILL VARY  
AT TIME OF FINAL PLATTING.

## 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.



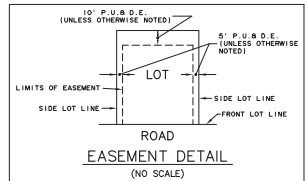
PARCEL INDEX NUMBER  
07-01-10-300-002  
07-01-10-300-029  
07-01-10-300-029  
NAPERVILLE, ILLINOIS

### SITE DATA

A. TOTAL AREA 114.28 AC. ± 100%  
B. PROPOSED ZONING 114.28 AC. ± 100%  
C. EXTERNAL R.O.W. 2.19 AC. ± 1.92%  
(103'6" STREET)  
D. INTERNAL R.O.W. 24.05 AC. ± 21.04%  
E. COMMON OPEN SPACE (STORMWATER MANAGEMENT/OPEN SPACE  
LANDSCAPE BUFFERS) 8.08 AC. ± 7.07%  
F. CHURCH SITE 58.06 AC. ± 50.81%  
G. NET RESIDENTIAL (DETACHED)  
H. NO. OF LOTS (DETACHED) 312  
I. MINIMUM LOT SIZE 6,838 S.F.  
J. MAXIMUM LOT SIZE 20,965 S.F.  
K. AVERAGE LOT SIZE 8,146 S.F.  
L. FRONT YARD SETBACK 15 FT.  
M. CORNER SIDE YARD SETBACK 6' MIN. w/COMBINED 16' TOTAL  
N. INTERIOR SIDE YARD SETBACK 25 FT.  
P. GROSS MODIFIED DENSITY 2.78 DU/AC.

### ABBREVIATIONS

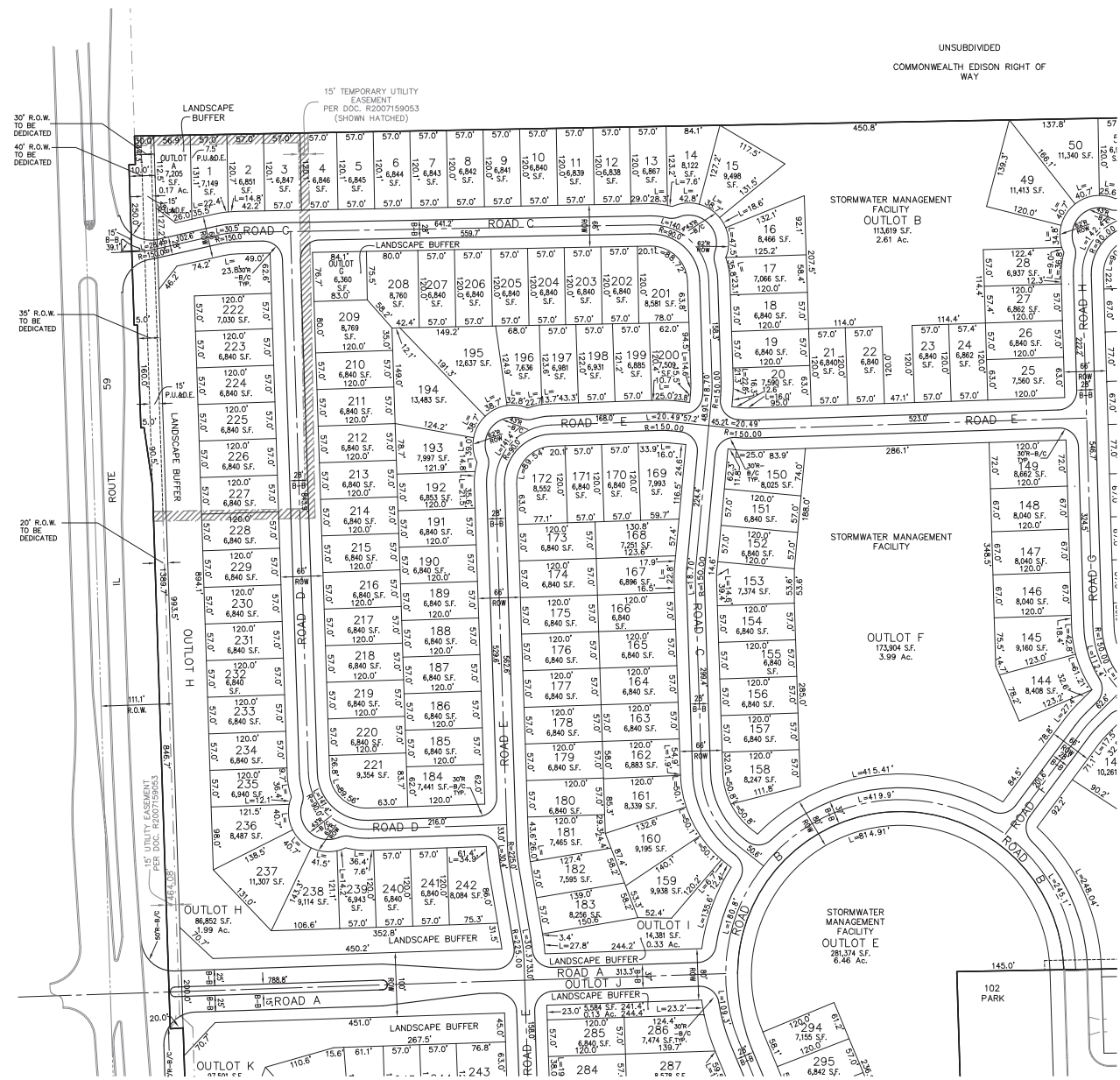
N. - NORTH  
S. - SOUTH  
E. - EAST  
W. - WEST  
NW. - NORTHWEST  
DOC. - DOCUMENT  
F.I.P. - FOUND IRON PIPE  
F.I.R. - FOUND IRON ROD  
G. - GROUND  
H. - HOLE  
I. - IN  
J. - JAIL  
K. - KILL  
L. - LINE  
M. - MONUMENT  
N. - NORTH  
O. - ON  
P. - POINT  
Q. - QUARTER  
R. - ROAD  
S. - SOUTH  
T. - TOWN  
U. - UNDER  
V. - VENT  
W. - WAY  
X. - X  
Y. - Y  
Z. - Z



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DSC NO. 402109 FILE NAME: PREVR  
DRAWN BY: LAJ/AB FLD, BK / PG. NO. 1  
COMPLETION DATE: 07-30-18 JOB NO.: 402.109  
XREF: TOPO PROJECT MANAGER: CRM  
10-29-18/AL: REVISED PER CITY REVIEW COMMENTS DATED 9/5/18  
12-12-18/AL: REVISED PER CITY REVIEW COMMENTS DATED 11/14/18  
**PRELIMINARY PLAT OF SUBDIVISION FOR WAGNER FARMS**  
**CITY OF NAPERVILLE PROJECT NO. 18-10000007**  
SHEET 1 OF 4  
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UNSUBDIVIDED  
COMMONWEALTH EDISON RIGHT OF  
WAY



### PARCEL DESCRIPTIONS

PARCEL ONE:  
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, WHEATLAND  
TOWNSHIP, WILL COUNTY, ILLINOIS.

**PARCEL TWO:**  
THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, WHEATLAND  
TOWNSHIP, WILL COUNTY, ILLINOIS;

EXCEPT THAT PART TAKEN BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION FOR  
HIGHWAY EXPANSION ALONG ILLINOIS ROUTE 59 IN COURT CASE 95 ED 7525; AND  
ALSO EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP  
37 NORTH, RANGE 9 EAST, COUNTY OF COOK, ILLINOIS, WHICH IS PREVIOUSLY  
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID  
SOUTHWEST QUARTER AND HEADING THENCE NORTH 88 DEGREES 56 MINUTES 52  
SECONDS EAST TO THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE  
OF 80.58 FEET TO THE POINT OF BEGINNING; CONTINUING AT THE POINT OF  
BEGINNING, THENCE NORTH 88 DEGREES 56 MINUTES 52 SECONDS EAST ALONG THE  
NORTH LINE OF SAID ILLINOIS ROAD TO THE POINT OF BEGINNING, A DISTANCE  
OF 10.00 FEET; THENCE SOUTH 01 DEGREES 03 MINUTES 08 SECONDS EAST, A DISTANCE  
OF 92.00 FEET TO A POINT; THENCE SOUTH 88 DEGREES 06 MINUTES 54 SECONDS  
WEST, A DISTANCE OF 160.00 FEET TO A POINT; THENCE NORTH 01 DEGREE  
03 MINUTES 08 SECONDS WEST, ALONG SAID EASTERLY HIGHWAY LINE,  
A DISTANCE OF 162.58 FEET TO A POINT; THENCE NORTH 08 DEGREES 53  
MINUTES 51 SECONDS EAST, A DISTANCE OF 16.00 FEET TO A POINT;  
THENCE NORTH 31 SECONDS EAST, A DISTANCE OF 90.55 FEET TO A POINT; THENCE SOUTH 88  
DEGREES 56 MINUTES 52 SECONDS WEST, A DISTANCE OF 160.00 FEET TO A POINT;  
THENCE NORTH 01 DEGREE 53 MINUTES 06 SECONDS WEST, A DISTANCE OF 160.00  
FEET TO A POINT; THENCE SOUTH 88 DEGREES 06 MINUTES 54 SECONDS WEST,  
A DISTANCE OF 160.00 FEET TO A POINT; THENCE NORTH 01 DEGREE 53  
MINUTES 06 SECONDS WEST, A DISTANCE OF 25.00 FEET TO A POINT; THENCE NORTH 88  
DEGREES 06 MINUTES 54 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A POINT;  
THENCE SOUTH 01 DEGREE 03 MINUTES 08 SECONDS WEST, A DISTANCE OF 10.00  
FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART PREVIOUSLY ANNEXED TO THE  
CITY OF NAPERVILLE.

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THAT PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH,  
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT  
THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST  
QUARTER AND HEADING THENCE NORTH 88 DEGREES 56 MINUTES 52 SECONDS EAST  
ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 80.58 FEET  
TO POINT "A"; BEARING THENCE NORTH 88 DEGREES 06 MINUTES 52 SECONDS  
EAST ALONG THE NORTH 88 DEGREES 56 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF SAID  
SOUTHWEST QUARTER, A DISTANCE OF 10.00 FEET TO POINT "B"; BEARING THENCE  
NORTH 88 DEGREES 06 MINUTES 52 SECONDS EAST, A DISTANCE OF 920.00 FEET TO  
POINT "C"; THENCE SOUTH 88 DEGREES 06 MINUTES 54 SECONDS WEST, A DISTANCE OF 456.58  
FEET TO POINT "D"; OF WHICH 10.00 FEET OF SAID DISTANCE OF 456.58 FEET IS  
DOCUMENT RECD-057627; THENCE NORTH 01 DEGREE 53 MINUTES 06 SECONDS WEST,  
ALONG SAID EASTERLY RAILWAY-LINE A DISTANCE OF 382.56 FEET TO A POINT  
ON SAID EASTERLY RAILWAY; BEARING THENCE NORTH 88 DEGREES 06 MINUTES 52  
SECONDS EAST, A DISTANCE OF 90.55 FEET TO A POINT; THENCE SOUTH 88 DEGREES 06 MINUTES 54 SECONDS  
WEST, A DISTANCE OF 10.00 FEET TO POINT "E"; BEARING THENCE NORTH 88 DEGREES  
06 MINUTES 52 SECONDS WEST, A DISTANCE OF 16.00 FEET TO A POINT; THENCE  
SOUTH 88 DEGREES 06 MINUTES 54 SECONDS WEST, A DISTANCE OF 5.00 FEET TO  
POINT "F"; BEARING THENCE NORTH 88 DEGREES 06 MINUTES 52 SECONDS EAST, A  
DISTANCE OF 250.00 FEET TO A POINT; THENCE NORTH 88 DEGREES 06 MINUTES 54 SECONDS  
EAST, A DISTANCE OF 10.00 FEET TO POINT "G"; BEARING THENCE NORTH 88 DEGREES  
06 MINUTES 52 SECONDS WEST, A DISTANCE OF 44.30 FEET TO THE POINT OF  
BEGINNING.

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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.: 18-10000067

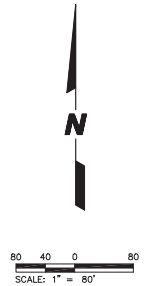
SHEET 2 OF 4

PLOT FILE CREATED: 12/13/2018 BY: LESLIE LUNDGREN D:\201800\DWG\ENCL\DRAWINGS\ENCLOSURE\ENCLOSURE.DWG



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CITY OF NAPERVILLE PROJECT NO.: 18-10000087  
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