

LOCATION MAP

BENCHMARK/CONTROL POINTS

ELEVATION REFERENCE MARK:

CITY OF NAPERVILLE SURVEY MONUMENT 27: LOCATED IN THE CURBED LANDSCAPE MEDIAN IN THE MIDDLE OF 75TH STREET IMMEDIATELY EAST OF PALOMINO DRIVE. MONUMENT IS APPROXIMATELY 45 FEET EAST OF THE WEST END OF SAID MEDIAN AND 11.45 FEET SOUTHEAST OF A CHISELED "X" ON THE NORTH CURB LINE AND 13.19 FEET NORTHEAST OF A CHISELED "X" ON THE SOUTH CURB LINE OF SAID MEDIAN. SURVEY MONUMENT IS A BERNSTEIN 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 6MM 6 ALUMINUM ACCESS COVER.
ELEVATION: 733.64 NAVD88

CONTROL POINTS:

CP #89: SET "X" IN TOP OF CONCRETE CURB ON THE NORTH SIDE OF 77TH STREET APPROXIMATELY 18.2 FEET NORTH OF THE CENTERLINE OF 77TH STREET AND APPROXIMATELY 41 FEET WEST OF THE WEST LINE OF THE SUBJECT SITE.
NORTHING: 1850029.30
EASTING: 1050959.26
ELEVATION: 755.01 NAVD88

CP #121: SET "X" CONCRETE SURROUND OF TRAFFIC SIGNAL HAND HOLE ON THE NORTH SIDE OF 75TH STREET APPROXIMATELY 42 FEET NORTH OF THE CENTERLINE OF 75TH STREET AND 725 FEET EAST OF THE CENTERLINE OF PALOMINO DRIVE.
NORTHING: 1851404.45
EASTING: 1051705.72
ELEVATION: 741.42 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.
- ALL EASEMENTS ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES (UNLESS OTHERWISE NOTED).
- STORMWATER MANAGEMENT AND PCBMP EASEMENTS WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS.
- STORMWATER STORAGE VOLUMES TO BE PROVIDED AND THE DESIGN OF STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF NAPERVILLE AND DUPAGE 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, STATEMENTS AND CITY CLERK RECORDING NOTE WILL BE PROVIDED ON FINAL PLAT.
- ALL R.O.W. DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS.
- THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SUBJECT PROPERTY BEING N 02°07'37" W (ASSUMED).
- BLANKET STORMWATER MANAGEMENT/CONSERVATION EASEMENT OVER OUTLOTS A, B, I & J.
- BLANKET P.U. & D.E. OVER OUTLOTS D, E, F, G & H.
- ACCESS EASEMENT OVER OUTLOT K.
- SIGNAGE EASEMENT WILL BE PROVIDED ON THE FINAL PLAT.
- ALL REQUIRED MONUMENTATION WILL BE PROVIDED ON THE FINAL SUBDIVISION PLAT.

STATEMENT OF INTENT AND CONCEPT
Naperville Ridge is comprised of ninety-four duplex homes located on approximately 32 acres just south of 75th Street. Naperville Ridge provides an exceptional land use transition between single-family residences to the west and the Thornberry Woods apartment community to the east.

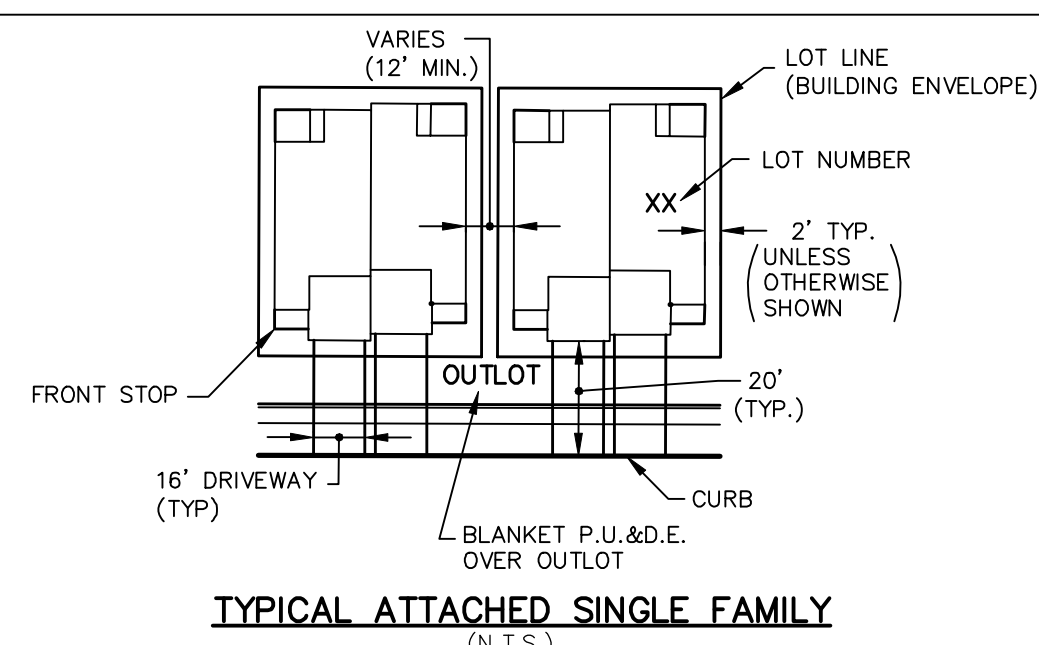
The intent of the proposed development is to create a thoughtfully planned residential community that provides high-quality housing while preserving the site's significant natural features. The project proposes to develop approximately 32 acres with a total of 94 duplex dwelling units, resulting in a low-density residential environment that emphasizes open space, low-maintenance, and neighborhood compatibility.

A defining feature of the project is the preservation of open space. Approximately 62 percent of the property will remain as open space, which consists of stormwater management areas, wetlands, and designated special management zones. The integration of these natural and functional features into the site design creates a unique residential enclave characterized by expansive views, natural buffers, and a strong connection to the surrounding landscape. This approach not only supports responsible stormwater management and environmental protection but also enhances the overall residential experience.

The development concept prioritizes livability and accessibility. Each duplex unit will include a primary (master) bedroom on the first floor, allowing for flexible living arrangements that support aging in place and meet the needs of a diverse range of residents. The site layout will incorporate internal circulation, pedestrian-friendly design, landscaping, and fencing to ensure compatibility with adjacent uses and to create a cohesive, attractive community.

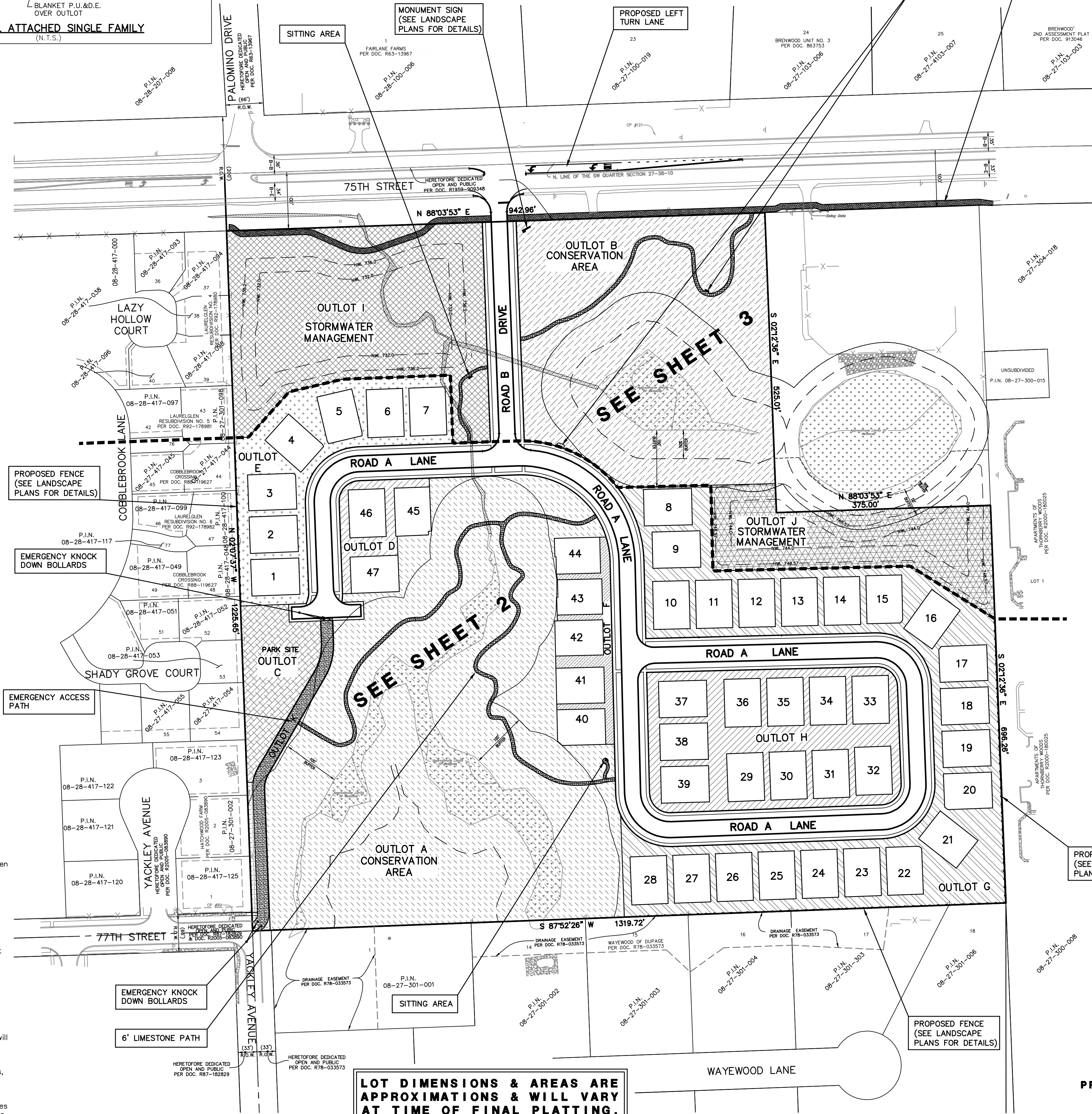
A Homeowners Association will govern Naperville Ridge pursuant to a Declaration of Covenants, Conditions, and Restrictions for the subdivision. The HOA will own and maintain all common areas and will set forth permitted uses and restrictions for Naperville Ridge.

Overall, the development is intended to deliver a well-designed duplex community that balances residential development with substantial open space preservation, resulting in unparalleled views and a high-quality living environment that contributes positively to the surrounding area.



PRELIMINARY PLANNED UNIT DEVELOPMENT FOR NAPERVILLE RIDGE

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
IN SECTION 27, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



PARCEL INDEX NUMBER

08-27-300-013
08-27-300-014

24W011 77TH STREET,
NAPERVILLE, ILLINOIS 60565

LINE LEGEND

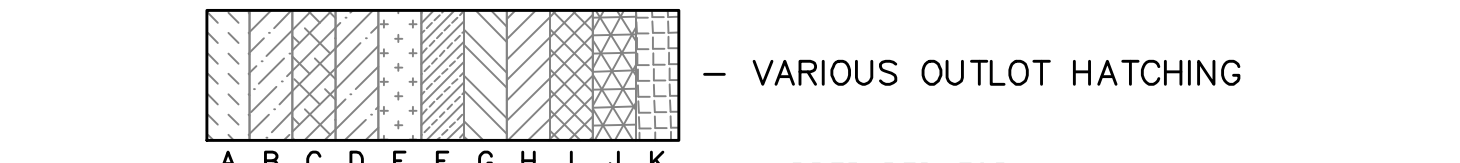
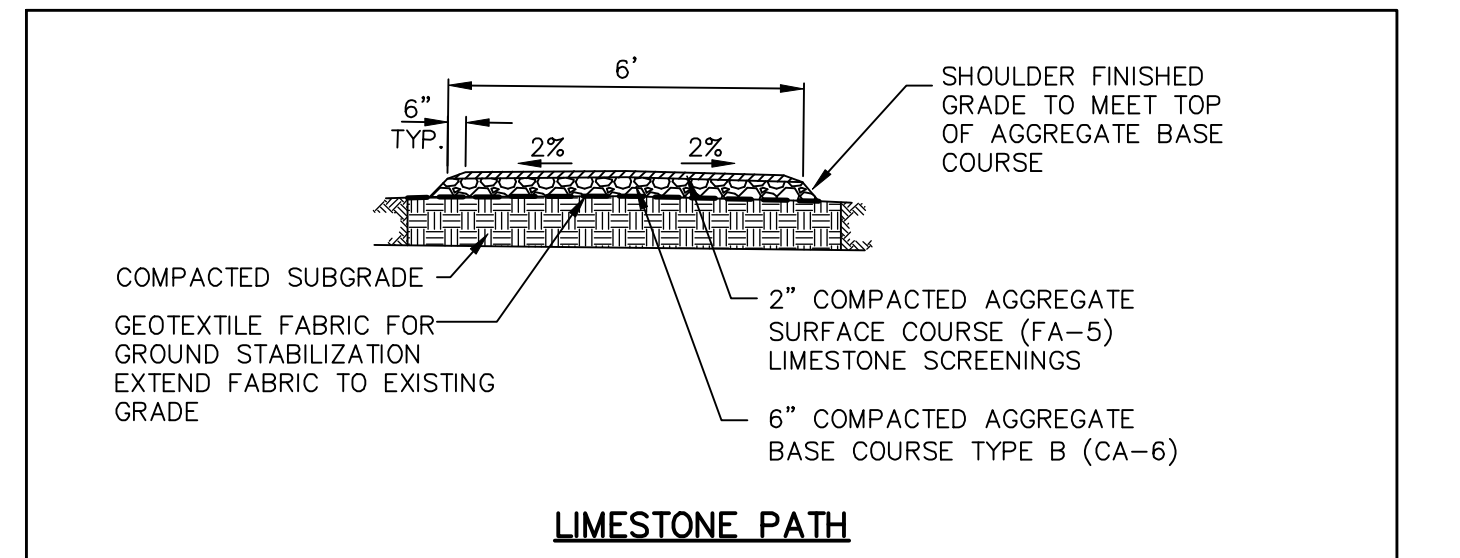
- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- BUILDING LINE (Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)

ABBREVIATIONS

- N. - NORTH
- S. - SOUTH
- E. - EAST
- W. - WEST
- NW. - NORTHWEST
- DOC. - DOCUMENT
- REC. - RECORD
- L. - ARC LENGTH
- R. - RADIUS
- 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
- SWMF - STORMWATER MANAGEMENT FACILITY
- H.O.A. - HOME OWNERS ASSOCIATION
- P.U.D. - PLANNED UNIT DEVELOPMENT
- P.U. & D.E. - PUBLIC UTILITY & DRAINAGE EASEMENT
- P.I.N. - PARCEL INDEX NUMBER

SITE DATA

A. TOTAL AREA	32.522 AC. ±
B. PROPOSED ZONING	R2 PUD
C. INTERNAL R.O.W.	4.08 AC. ±
D. PARK SITE (OUTLOT C)	0.62 AC. ±
E. ACCESS EASEMENT (OUTLOT K)	0.34 AC. ±
F. P.U.D. OPEN SPACE (OUTLOTS A, B & I)	15.77 AC. ±
G. COMMON AREA (STORMWATER MANAGEMENT/CONSERVATION AREA)	
H. TOTAL UNITS	6.10 AC. ±
I. SETBACKS	94
FRONT SETBACK	20 FT.
CORNER SIDE YARD SETBACK	15 FT.
PERIMETER REAR YARD SETBACK	20 FT.
BUILDING SEPARATION	
FRONT TO FRONT	100 FT.
REAR TO REAR	50 FT.
SIDE TO SIDE	12 FT.
REAR TO SIDE	25 FT.
J. GROSS DENSITY	2.89 DU/AC.



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

PREPARED BY:
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DISC NO.: 402181 FILE NAME: PREOVR
DRAWN BY: LAL FLD. BK. / PG. NO.: E22/40-41
COMPLETION DATE: 11-21-25 JOB NO.: 402.181
XREF: TOPO PROJECT MANAGER: CRM
03-18-26/LAL REVISED PER CITY REVIEW COMMENTS DATED 12/23/25
04-24-26/LAL REVISED PER CITY REVIEW COMMENTS DATED 4/7/26
06-22-26/LAL REVISED PER CITY REVIEW COMMENTS DATED 5/12/26

PRELIMINARY PLANNED UNIT DEVELOPMENT FOR NAPERVILLE RIDGE
CITY OF NAPERVILLE PROJECT NO.: DEV 0167-2025

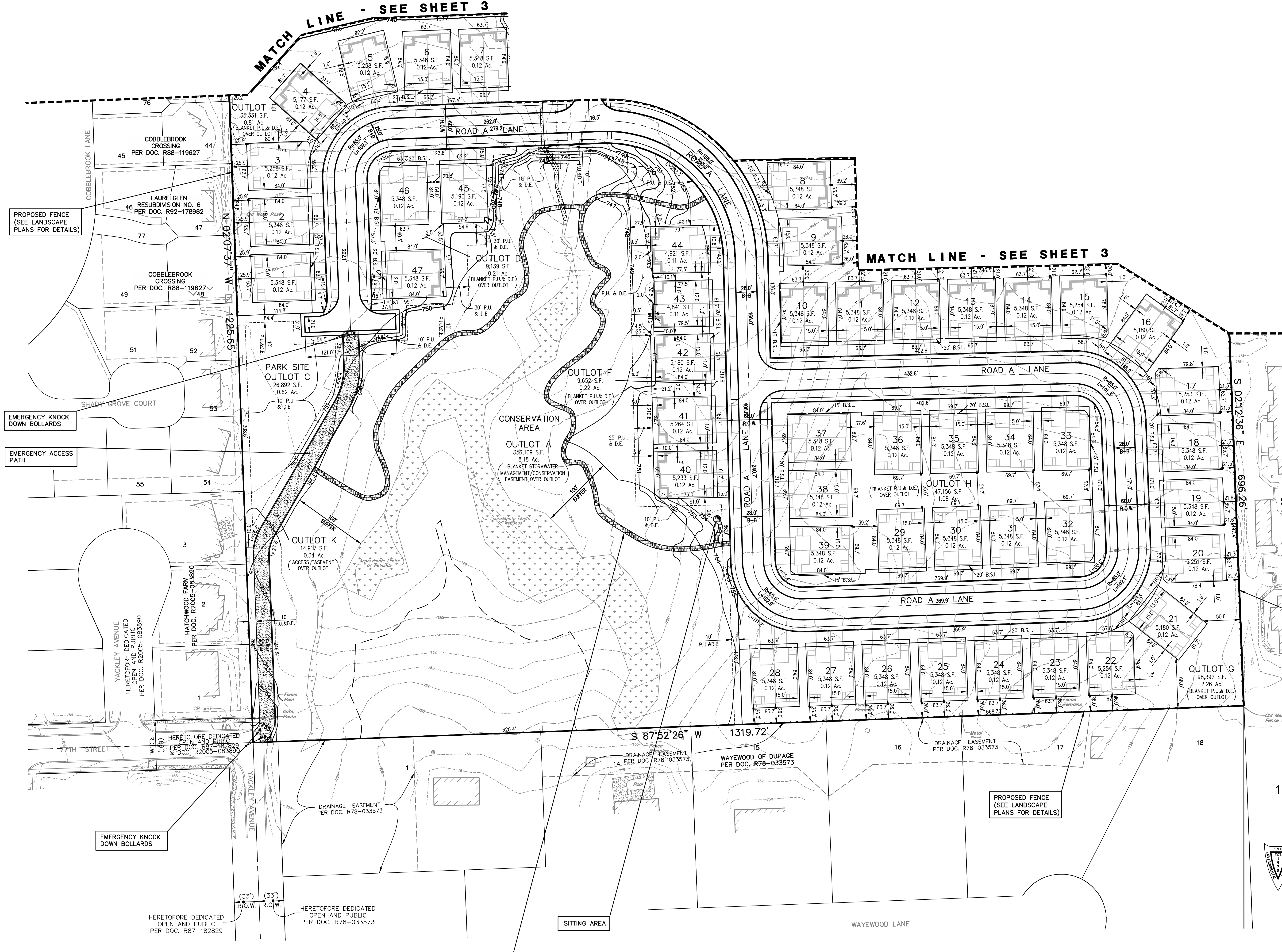
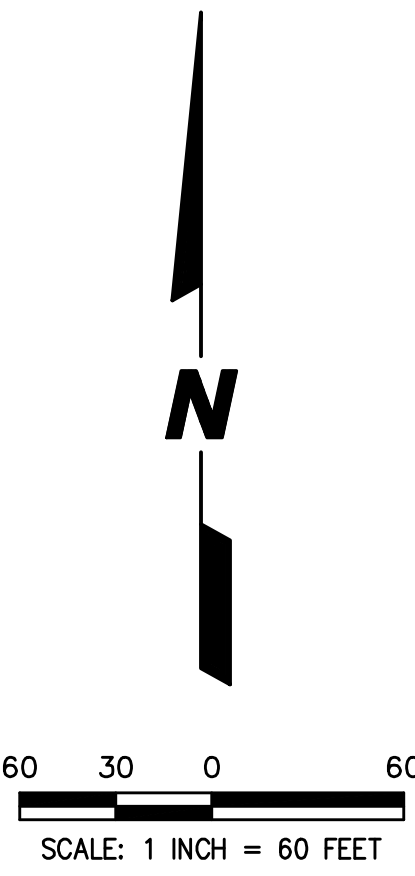
SHEET 1 OF 3

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

MATCH LINE - SEE SHEET 3

MATCH LINE - SEE SHEET 3



LOT AREA TABLE					
LOT NO.	SQ.FT.	ACRES	LOT NO.	SQ.FT.	ACRES
1	5,348	0.12	25	5,348	0.12
2	5,348	0.12	26	5,348	0.12
3	5,258	0.12	27	5,348	0.12
4	5,177	0.12	28	5,348	0.12
5	5,258	0.12	29	5,348	0.12
6	5,348	0.12	30	5,348	0.12
7	5,348	0.12	31	5,348	0.12
8	5,348	0.12	32	5,348	0.12
9	5,348	0.12	33	5,348	0.12
10	5,348	0.12	34	5,348	0.12
11	5,348	0.12	35	5,348	0.12
12	5,348	0.12	36	5,348	0.12
13	5,348	0.12	37	5,348	0.12
14	5,348	0.12	38	5,348	0.12
15	5,254	0.12	39	5,348	0.12
16	5,180	0.12	40	5,233	0.12
17	5,253	0.12	41	5,264	0.12
18	5,348	0.12	42	5,180	0.12
19	5,348	0.12	43	4,841	0.11
20	5,251	0.12	44	4,921	0.11
21	5,180	0.12	45	5,190	0.12
22	5,254	0.12	46	5,348	0.12
23	5,348	0.12	47	5,348	0.12
24	5,348	0.12			
LOT NO.	SQ.FT.	ACRES			
OUTLOT A	356,109	8.18			
OUTLOT B	196,389	4.51			
OUTLOT C	26,892	0.62			
OUTLOT D	9,139	0.21			
OUTLOT E	35,331	0.81			
OUTLOT F	9,652	0.22			
OUTLOT G	98,392	2.26			
OUTLOT H	47,156	1.08			
OUTLOT I	134,343	3.08			
OUTLOT J	61,965	1.42			
OUTLOT K	14,917	0.34			

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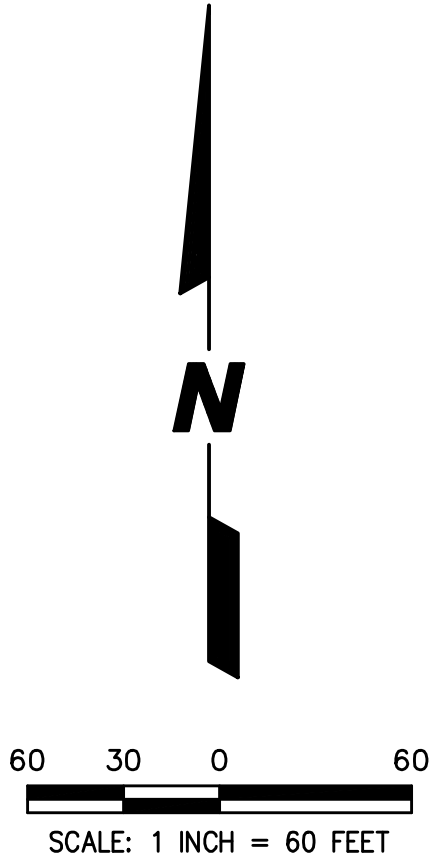
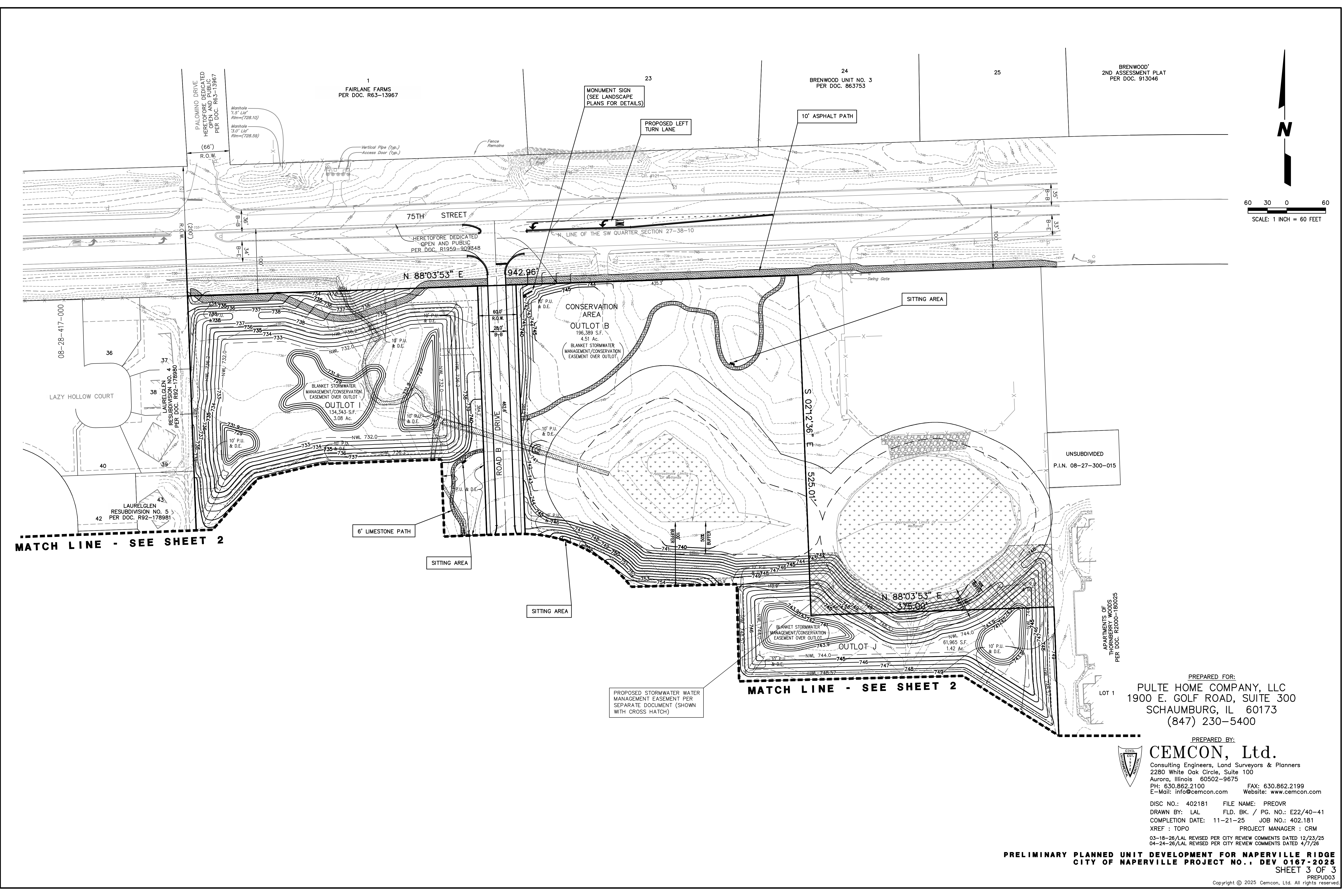
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PRELIMINARY PLANNED UNIT DEVELOPMENT FOR NAPERVILLE RIDGE
CITY OF NAPERVILLE PROJECT NO.: DEV 0167-2025
 SHEET 2 OF 3
 PREPUD02

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PLOT FILE CREATED: 5/22/2025 BY: LESLIE LUNDBERG DRAWING PATH: P:\402181\DWG\DWG\DRAWINGS\PRELIMINARY\PREOVR.DWG



MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 2

BRENWOOD
2ND ASSESSMENT PLAT
PER DOC. 913046

1
FAIRLANE FARMS
PER DOC. R63-13967

23
MONUMENT SIGN
(SEE LANDSCAPE
PLANS FOR DETAILS)

24
BRENWOOD UNIT NO. 3
PER DOC. 863753

25

PALOMINO DRIVE
HEREFORE DEDICATED
OPEN AND PUBLIC
PER DOC. R63-13967

75TH STREET

10' ASPHALT PATH

PROPOSED LEFT
TURN LANE

N 88°03'53" E

942.96'

SITTING AREA

CONSERVATION
AREA
OUTLOT B
196,389 S.F.
4.51 Ac.
(BLANKET STORMWATER
MANAGEMENT/CONSERVATION
EASEMENT OVER OUTLOT)

BLANKET STORMWATER
MANAGEMENT/CONSERVATION
EASEMENT OVER OUTLOT

OUTLOT I
134,343 S.F.
3.08 Ac.

UNSUBDIVIDED
P.I.N. 08-27-300-015

LAUREL GLEN
RESUBDIVISION NO. 5
42 PER DOC. R92-178981

6' LIMESTONE PATH

SITTING AREA

SITTING AREA

PROPOSED STORMWATER WATER
MANAGEMENT EASEMENT PER
SEPARATE DOCUMENT (SHOWN
WITH CROSS HATCH)

N 88°03'53" E
375.00'

BLANKET STORMWATER
MANAGEMENT/CONSERVATION
EASEMENT OVER OUTLOT

OUTLOT J
61,965 S.F.
1.42 Ac.

APARTMENTS OF
THORNBERY WOODS
PER DOC. R2000-180025

PREPARED FOR:
PULTE HOME COMPANY, LLC
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**PRELIMINARY PLANNED UNIT DEVELOPMENT FOR NAPERVILLE RIDGE
CITY OF NAPERVILLE PROJECT NO.: DEV 0167-2025
SHEET 3 OF 3
PREPUD03**

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DRAWING PATH: P:\402181\DWG\DWG\DRAWINGS\PRELIMINARY\PREOVR.DWG
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