

PRELIMINARY PLAT OF SUBDIVISION 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

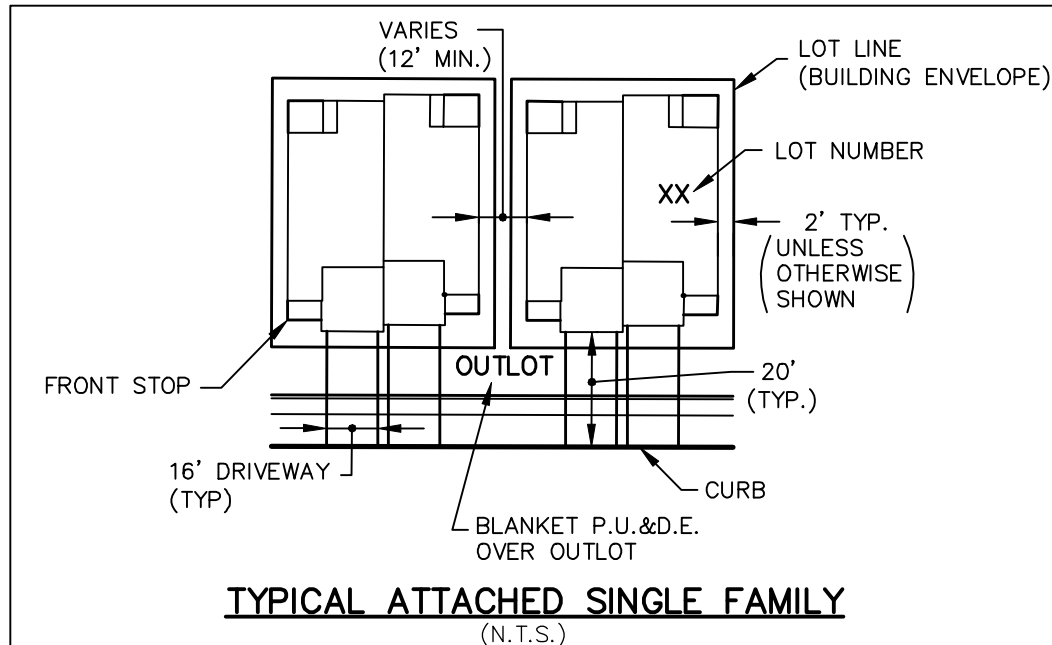
	SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
	LOT LINE/PROPERTY LINE (Solid Line)
	BUILDING LINE (Long Dashed Lines)
	EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
	CENTERLINE (Single Dashed Lines)
	QUARTER SECTION LINE (Double Dashed Lines)
	SECTION LINE (Triple Dashed Lines)

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) (STORMWATER MANAGEMENT/CONSERVATION AREA)	15.77 AC. ±
G. COMMON AREA (OUTLOTS D, E, F, G, H & J)	6.10 AC. ±
H. TOTAL UNITS	94
I. SETBACKS	
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.



LOCATION MAP

BENCHMARK/CONTROL POINTS

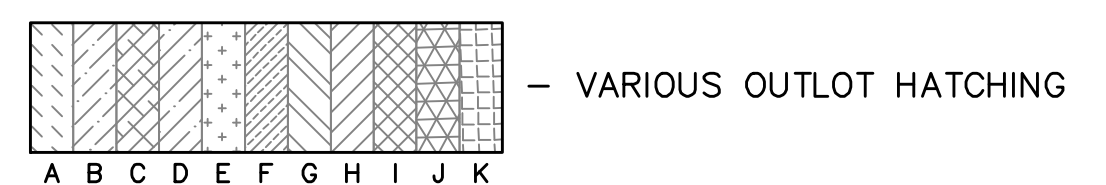
ELEVATION REFERENCE MARK:
CITY OF NAPERVILLE SURVEY MONUMENT 27, LOCATED IN THE CURBED LANDSCAPE MEDIAN IN THE MIDDLE OF 75TH STREET IMMEDIATELY EAST OF PALOMINO DRIVE. MONUMENT IS APPROXIMATELY 45 FEET EAST OF THE WEST END OF SAID MEDIAN AND 11.45 FEET SOUTHEAST OF A CHISELED '+' ON THE NORTH CURB LINE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

CONTROL POINTS:
CP #39: SET '+' 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 '+' 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

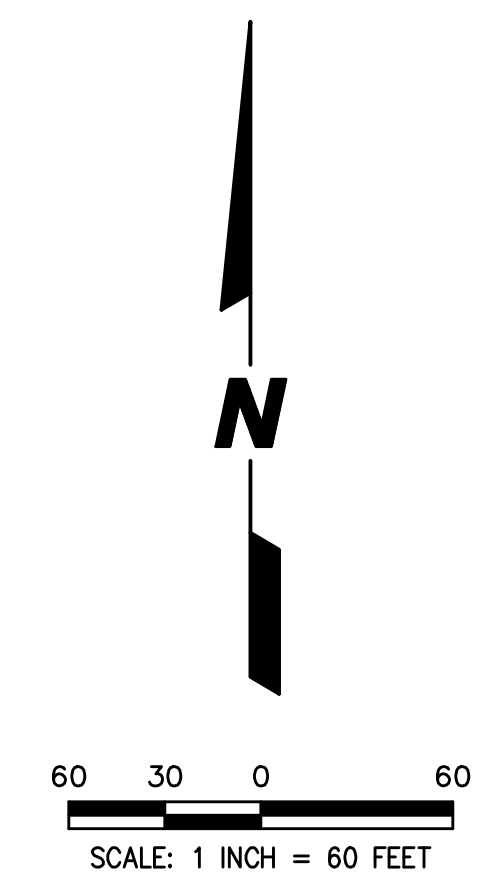
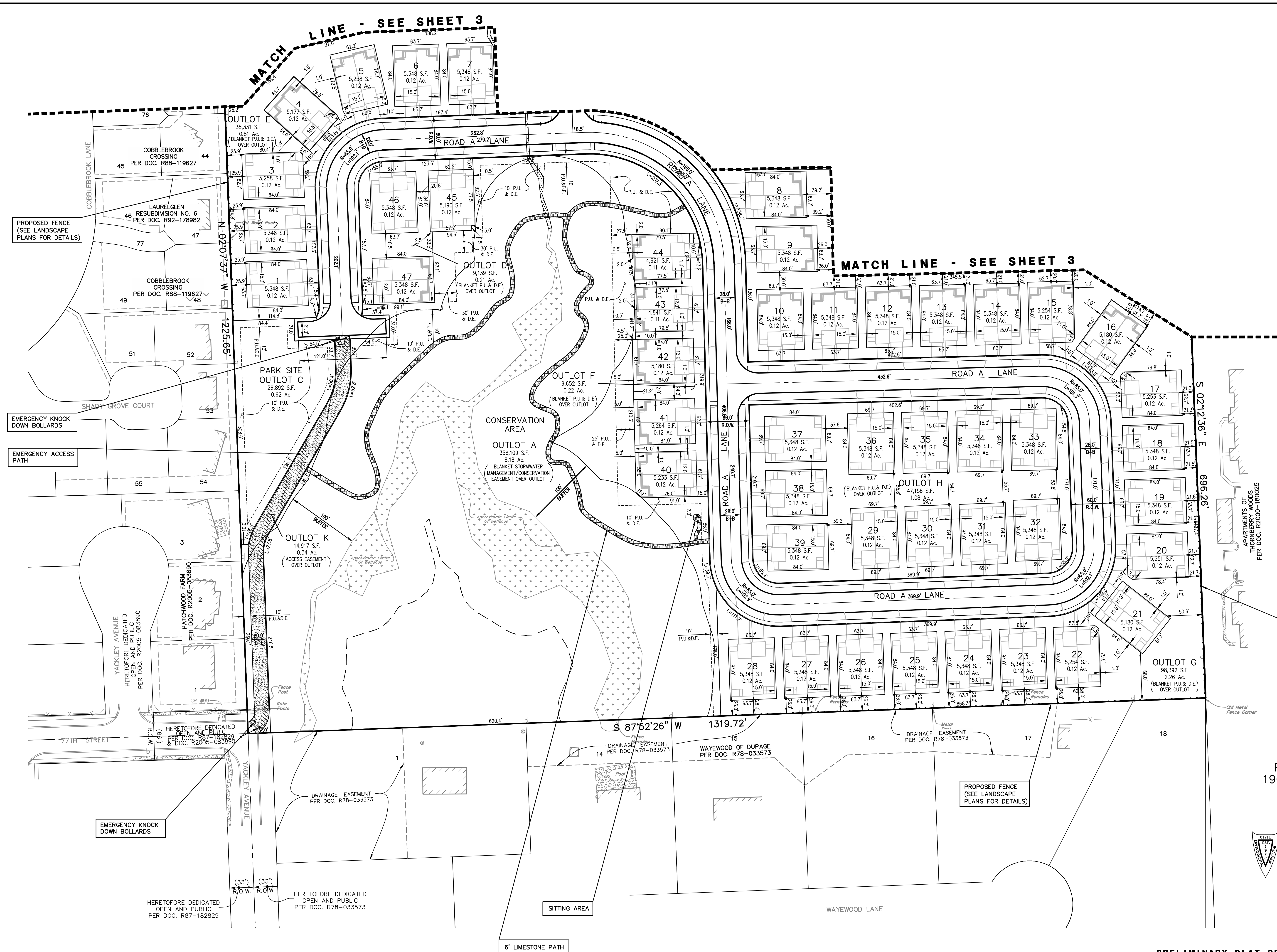
NOTES

- 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 PCMB 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.



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

PRELIMINARY PLAT OF SUBDIVISION FOR NAPERVILLE RIDGE
CITY OF NAPERVILLE PROJECT NO.: DEV 0167-2025
SHEET 1 OF 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			

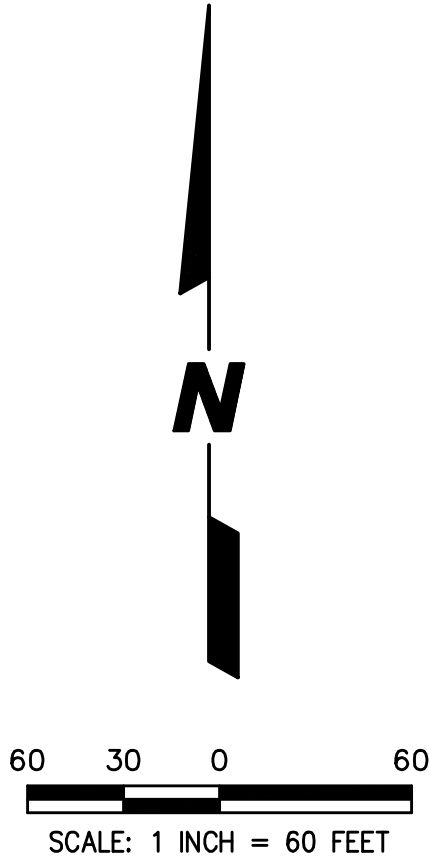
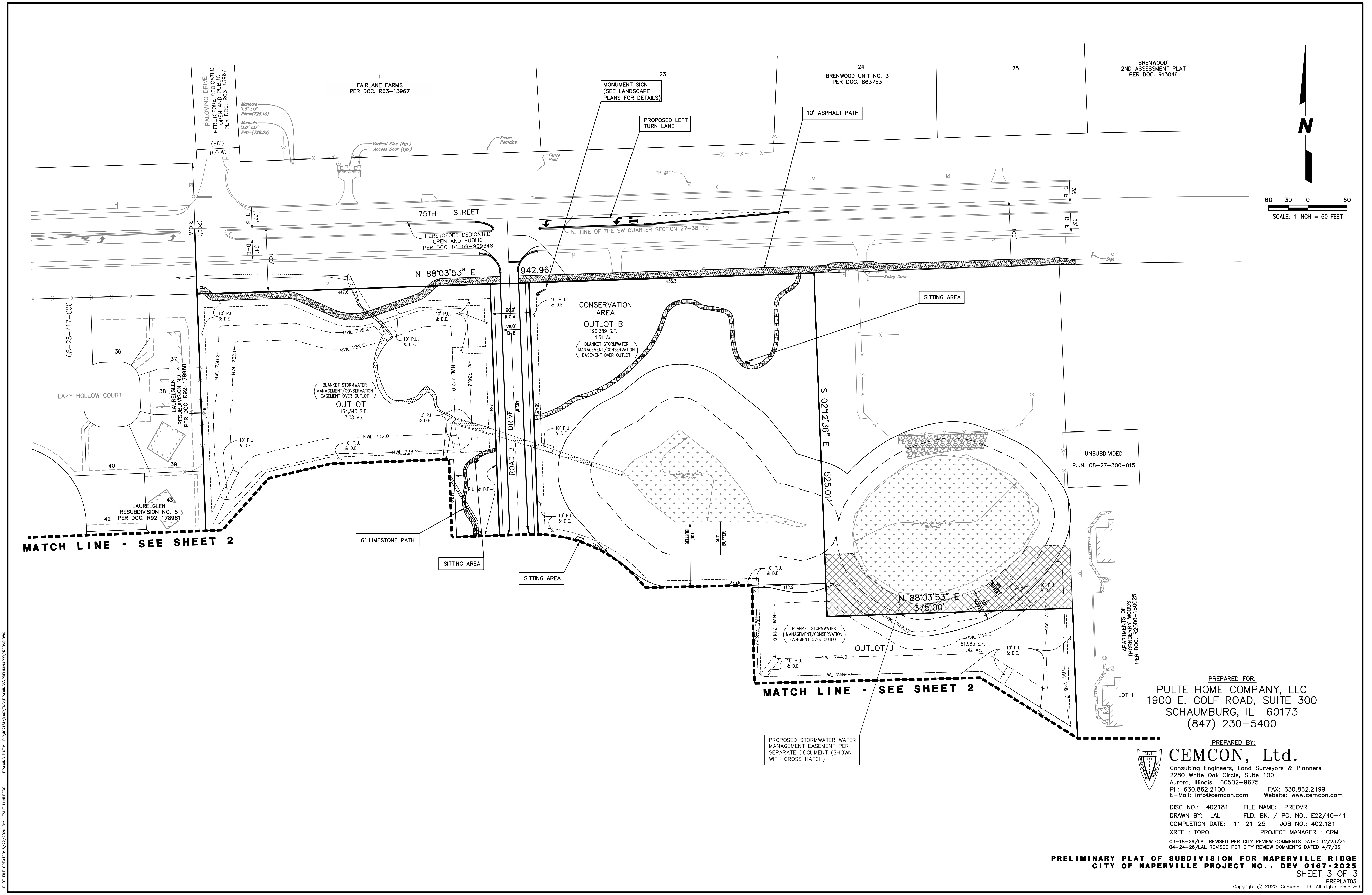
PREPARED FOR:
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DISC NO.: 402181 FILE NAME: PREOVR
 DRAWN BY: LAL FLD. BK. / PG. NO.: E22/40-41
 COMPLETION DATE: 11-21-25 JOB NO.: 402.181
 XREF : TOPO PROJECT MANAGER : CRM

PRELIMINARY PLAT OF SUBDIVISION FOR NAPERVILLE RIDGE
CITY OF NAPERVILLE PROJECT NO.: DEV 0167-2025
 SHEET 2 OF 3
 PREPLAT02

PLOT FILE CREATED: 5/22/2026 BY: LESLIE LUNDBERG



MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 2

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 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

PRELIMINARY PLAT OF SUBDIVISION FOR NAPERVILLE RIDGE
 CITY OF NAPERVILLE PROJECT NO.: DEV 0167-2025
 SHEET 3 OF 3
 PREPLAT03
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PLOT FILE CREATER: 5/22/2026 BY: LESLIE LUNDBERG
 DRAWING PATH: P:\402181\DWG\DWG\DRAWINGS\PRELIMINARY\PREOVR.DWG