

PRELIMINARY PLAT of SUBDIVISION

FOR NAPER COMMONS

PARCEL INDEX NUMBER

05-32-300-014
08-05-207-036

PROPERTY RECENTLY SUBDIVIDED AND NO ADDRESS LISTED ON COUNTY/CITY WEB SITES. UNDERLYING ADDRESS PER NOKIA CAMPUS SUBDIVISION IS 2000 WEST LUCENT LANE, NAPERVILLE, ILLINOIS 60563

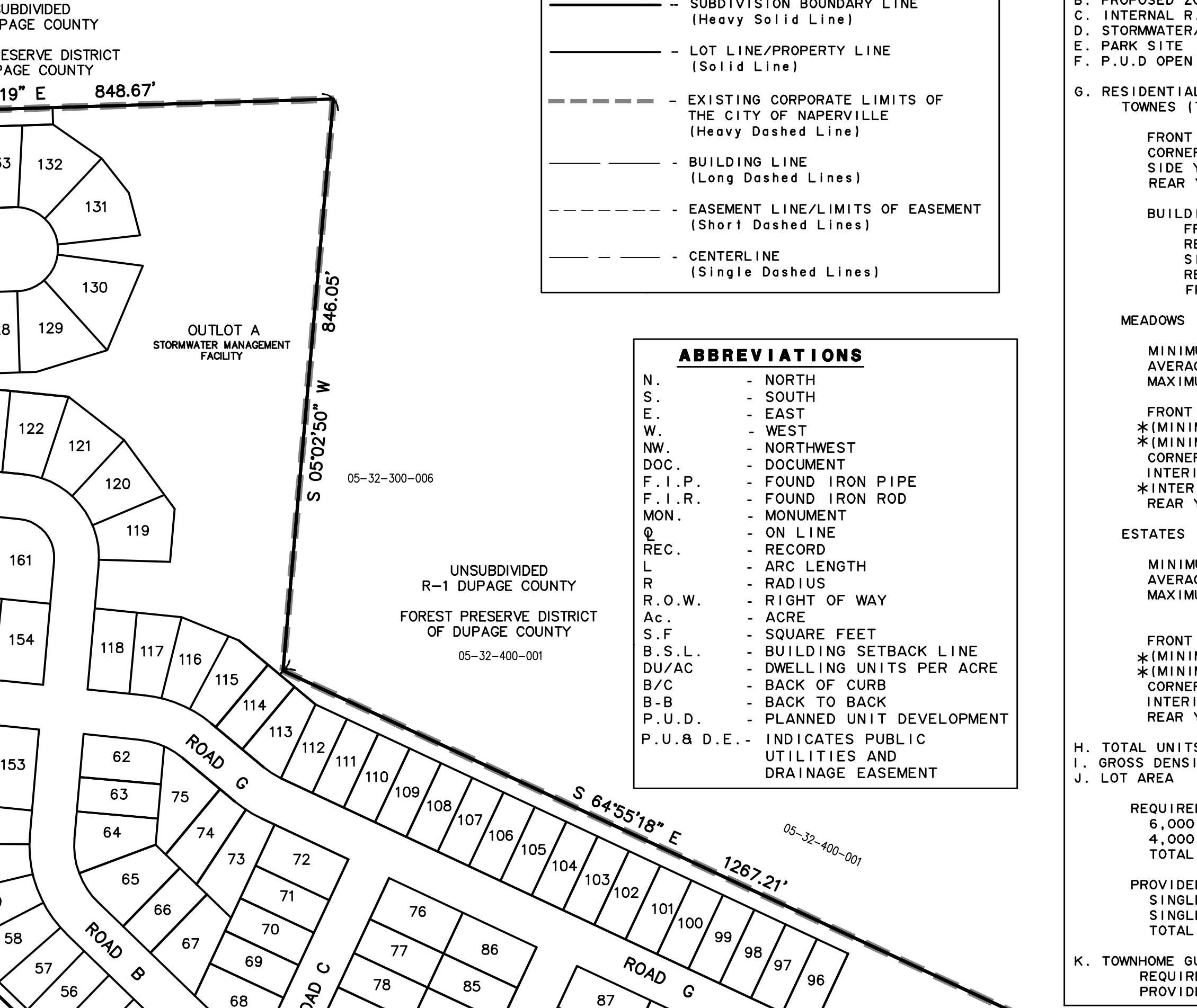
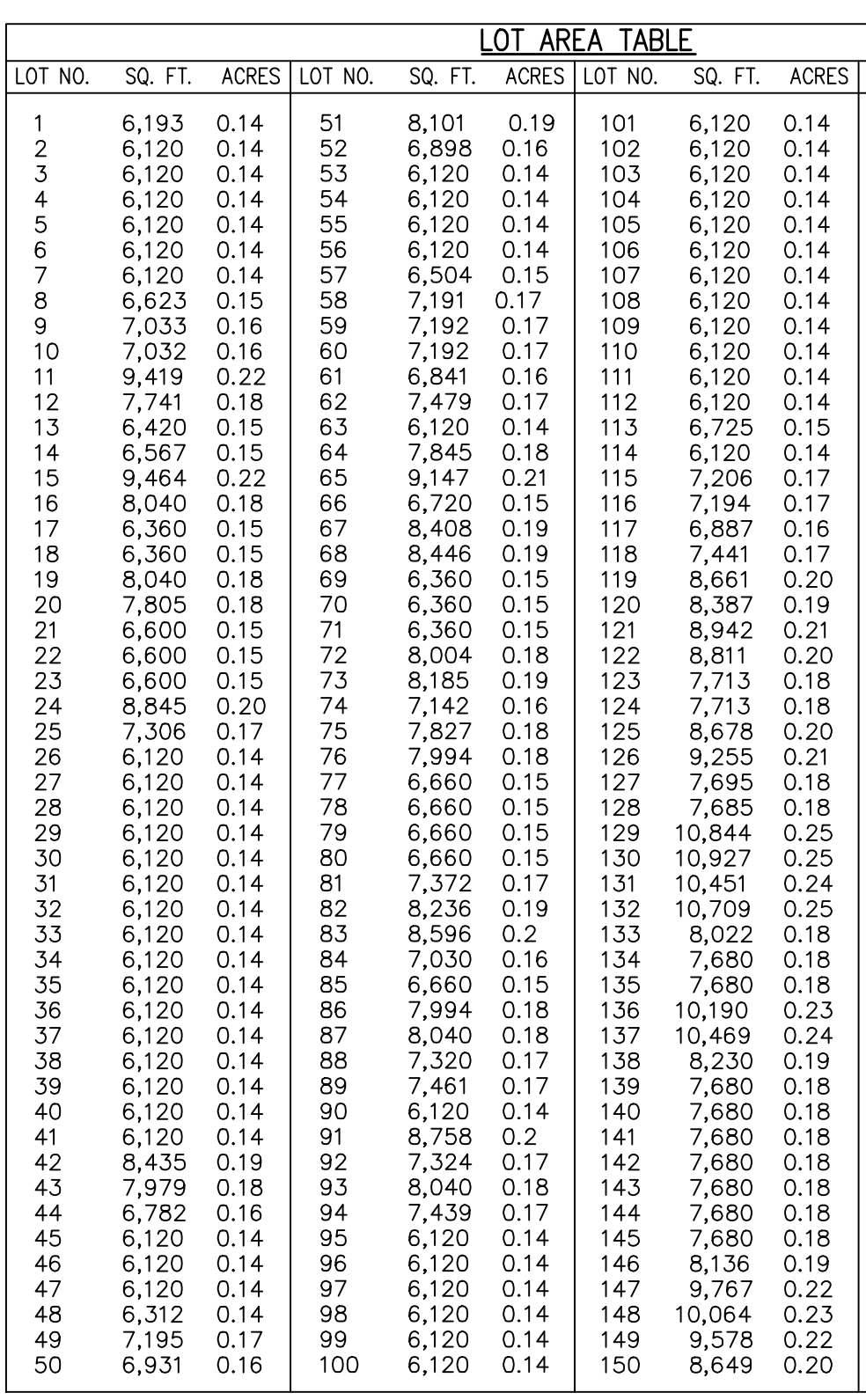
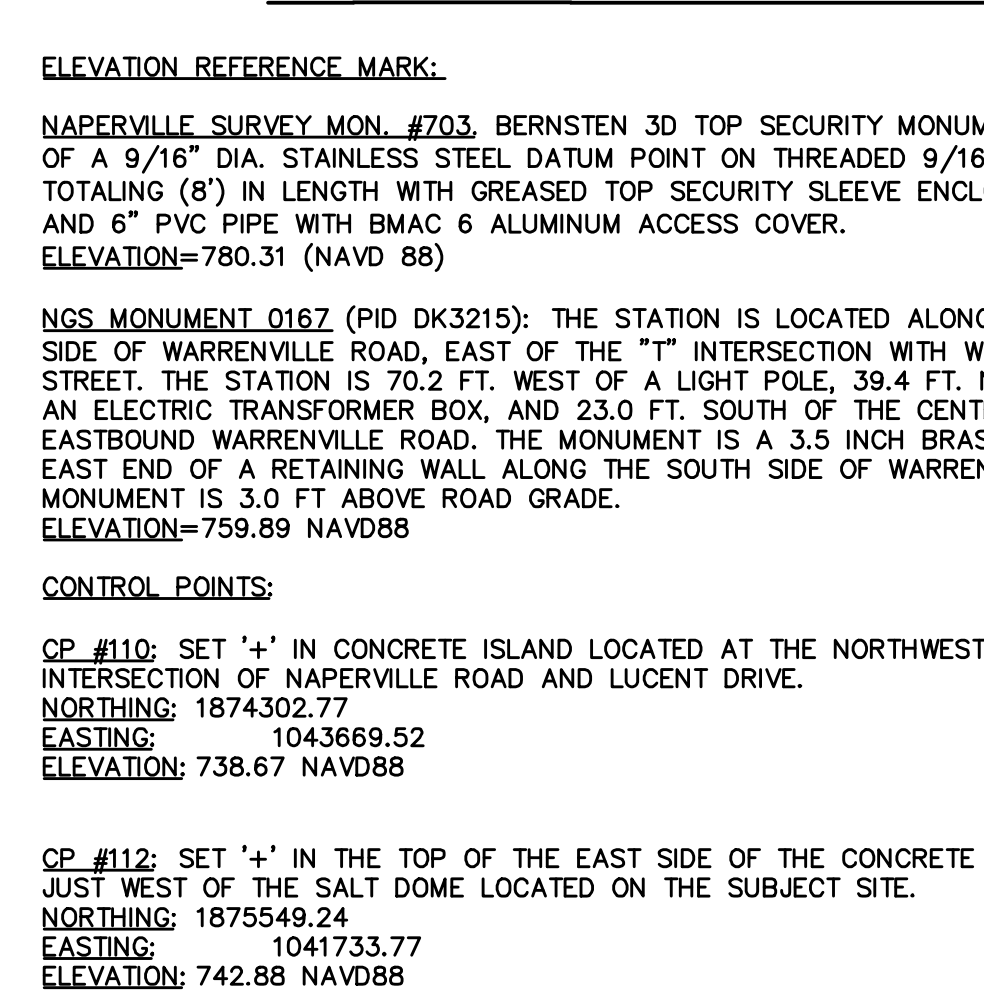
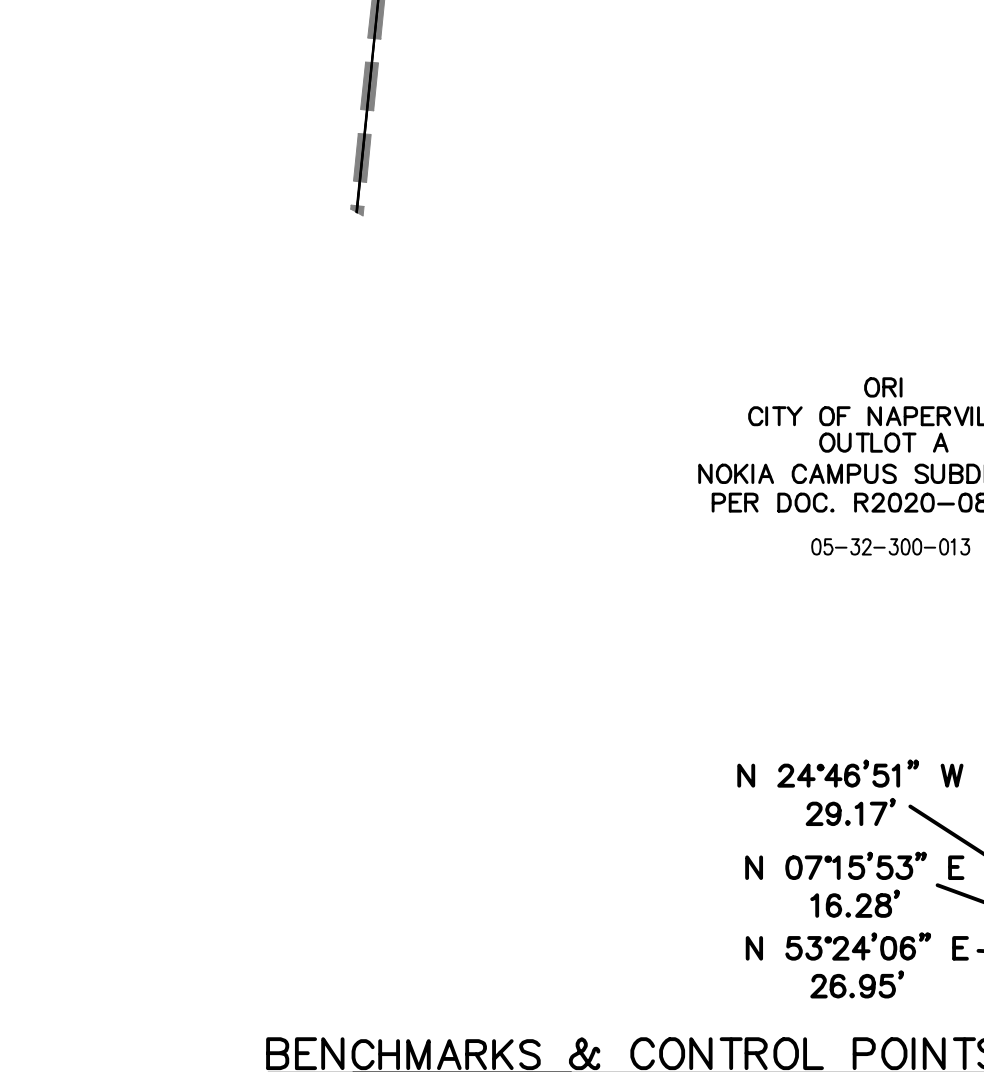
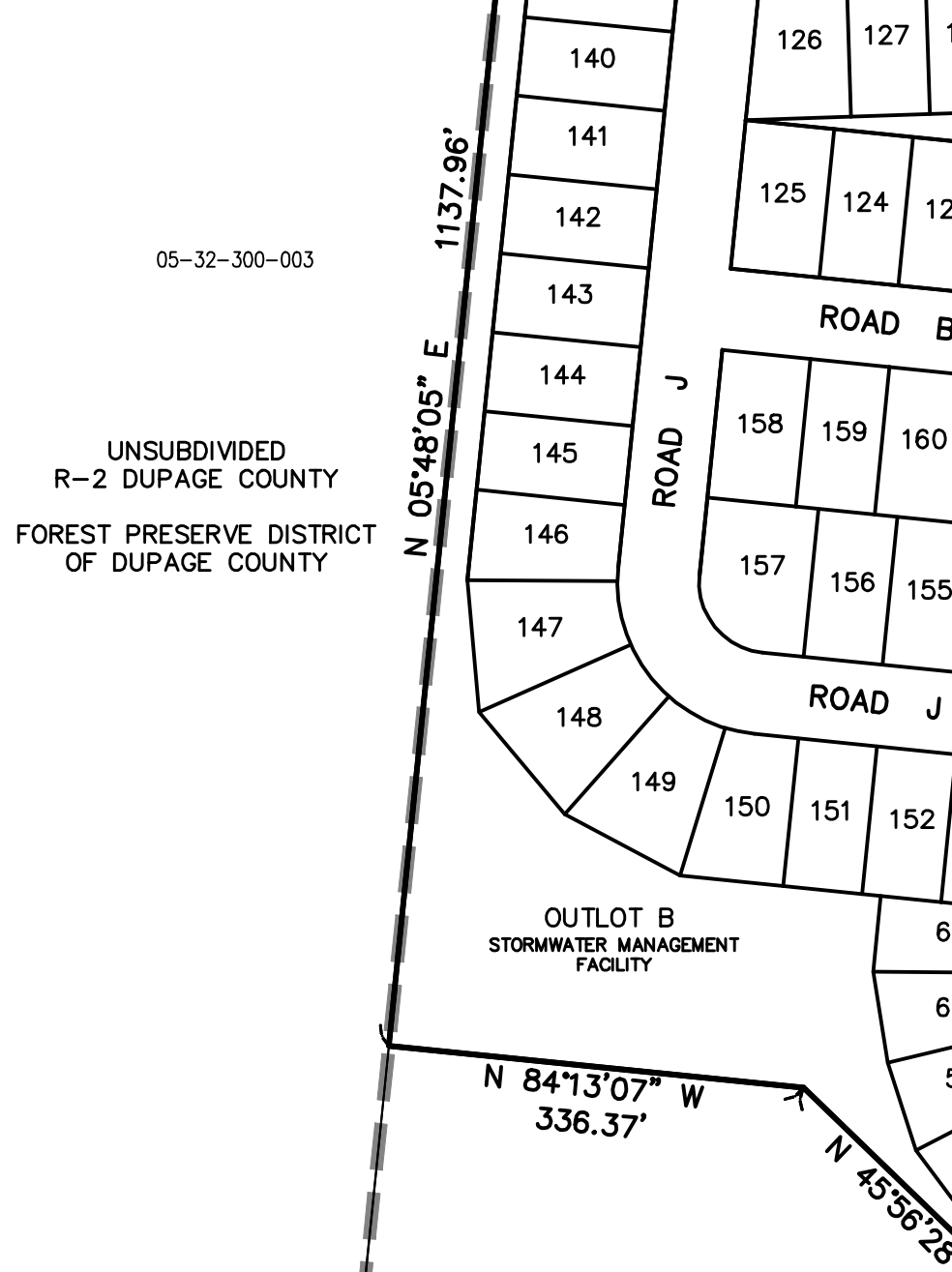
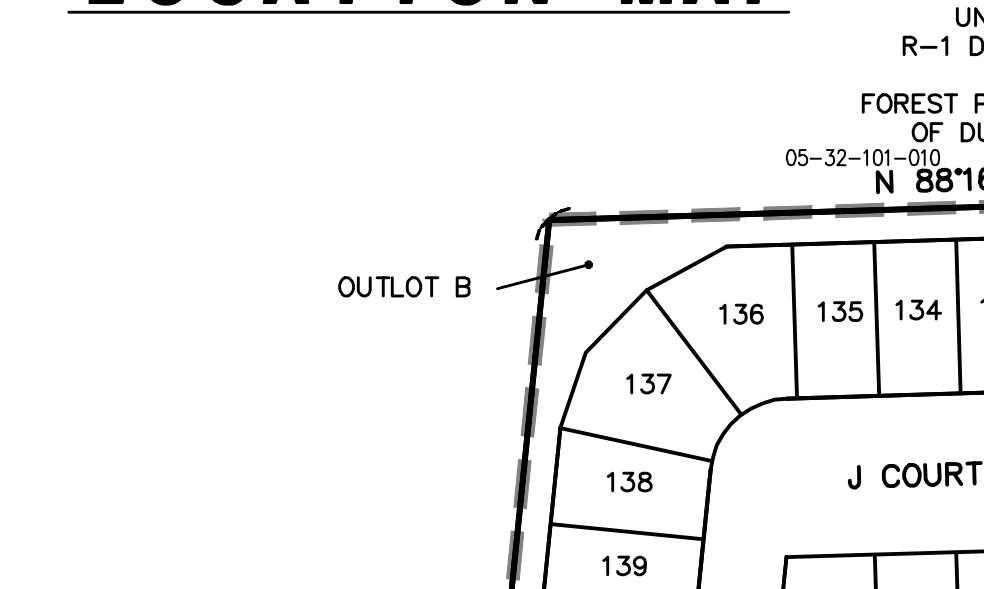
PARCEL DESCRIPTION

PART OF LOT 4 IN NOKIA CAMPUS SUBDIVISION, BEING A SUBDIVISION IN PART OF THE NORTH 1/2 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 10 EAST AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 39 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 6, 2020 AS DOCUMENT R2020-085330, IN DUPAGE COUNTY, ILLINOIS.

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

150 75 0 150
SCALE: 1" = 150'

LOCATION MAP



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)

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
Q. - ON LINE
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
P.U.D. - PLANNED UNIT DEVELOPMENT
P.U.A. D.E. - INDICATES PUBLIC UTILITIES AND DRAINAGE EASEMENT

SITE DATA

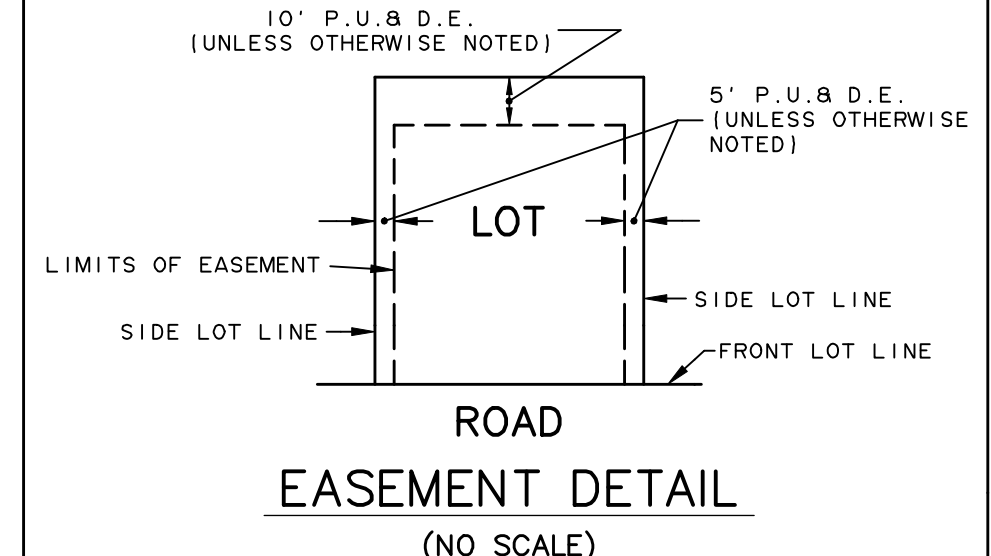
Table with 2 columns: Category and Value. Includes items like Total Area (64.71 ac.), Proposed Zoning (R2 PUD), Minimum Lot Size (6,120 S.F.), and Total Units (227).

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).

ELEVATION REFERENCE MARK:
NAPERVILLE SURVEY MON. #703, BERNSTEIN 3D TOP SECURITY MONUMENT.
NGS MONUMENT 0167 (PID DK3215): THE STATION IS LOCATED ALONG THE SOUTH SIDE OF WARRENVILLE ROAD...
CONTROL POINTS:
CP #110: SET 'A' IN CONCRETE ISLAND LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF NAPERVILLE ROAD AND LUCENT DRIVE.

LOT AREA TABLE with 6 columns: LOT NO., SQ. FT., ACRES, LOT NO., SQ. FT., ACRES, LOT NO., SQ. FT., ACRES. Lists lots 1 through 187 with their respective areas.



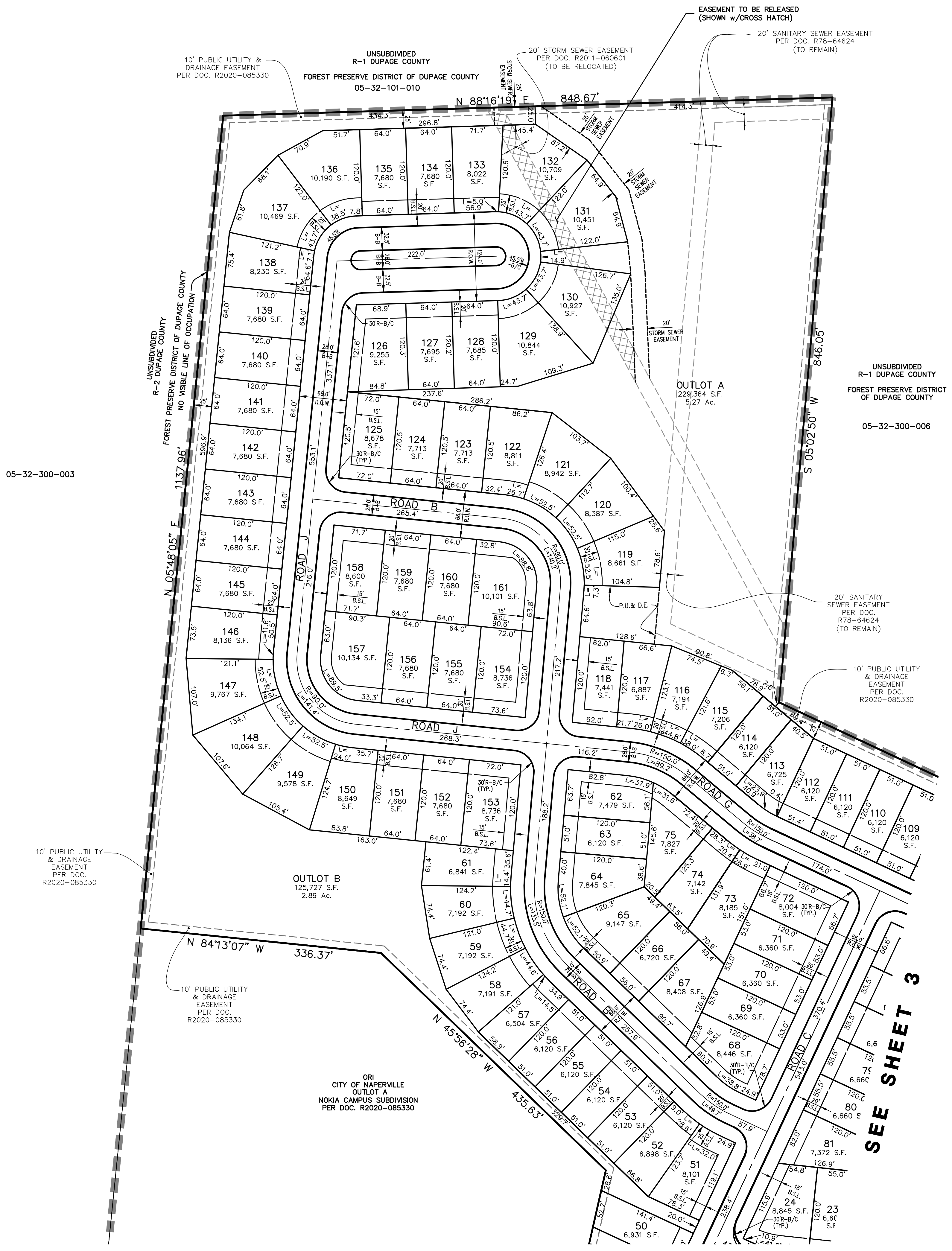
PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400

CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
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PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

PLAT FILE CREATED: 2/24/2021 BY: LESLIE LUMBURG



80 40 0 80
SCALE: 1" = 80'



05-32-300-003

UNSUBDIVIDED
R-1 DUPAGE COUNTY
FOREST PRESERVE DISTRICT OF DUPAGE COUNTY
05-32-300-006

SEE SHEET 3

10' PUBLIC UTILITY & DRAINAGE EASEMENT PER DOC. R2020-085330

10' PUBLIC UTILITY & DRAINAGE EASEMENT PER DOC. R2020-085330

ORI
CITY OF NAPERVILLE
OUTLOT A
NOKIA CAMPUS SUBDIVISION
PER DOC. R2020-085330

EASEMENT TO BE RELEASED (SHOWN w/CROSS HATCH)

20' SANITARY SEWER EASEMENT PER DOC. R78-64624 (TO REMAIN)

20' STORM SEWER EASEMENT PER DOC. R2011-060601 (TO BE RELOCATED)

10' PUBLIC UTILITY & DRAINAGE EASEMENT PER DOC. R2020-085330

UNSUBDIVIDED
R-1 DUPAGE COUNTY
FOREST PRESERVE DISTRICT OF DUPAGE COUNTY
05-32-101-010

20' SANITARY SEWER EASEMENT PER DOC. R78-64624 (TO REMAIN)

10' PUBLIC UTILITY & DRAINAGE EASEMENT PER DOC. R2020-085330

PREPARED BY:



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DISC NO.: 402138 FILE NAME: PREOVR
DRAWN BY: LAL FLD. BK. / PG. NO.: NOTES
COMPLETION DATE: 09-14-20 JOB NO.: 402.138
XREF : TOPO PROJECT MANAGER : CRM

- △ 10-16-20/LAL: REVISED PER 2020-10-05 CITY COMMENTS
- △ 11-18-20/LAL: REVISED PER 2020-11-03 CITY COMMENTS
- △ 01-20-21/LAL: REVISED PER PLAN COMMISSION MEETING 12/16
- △ 02-01-21/LAL: REVISED PER 2021-01-29 CITY COMMENTS
- △ 02-19-21/LAL: REVISED PER PLAN COMMISSION MEETING 2/6

**PRELIMINARY PLAT OF SUBDIVISION FOR NAPER COMMONS
CITY OF NAPERVILLE PROJECT NO. 20-1000088**

SHEET 2 OF 4

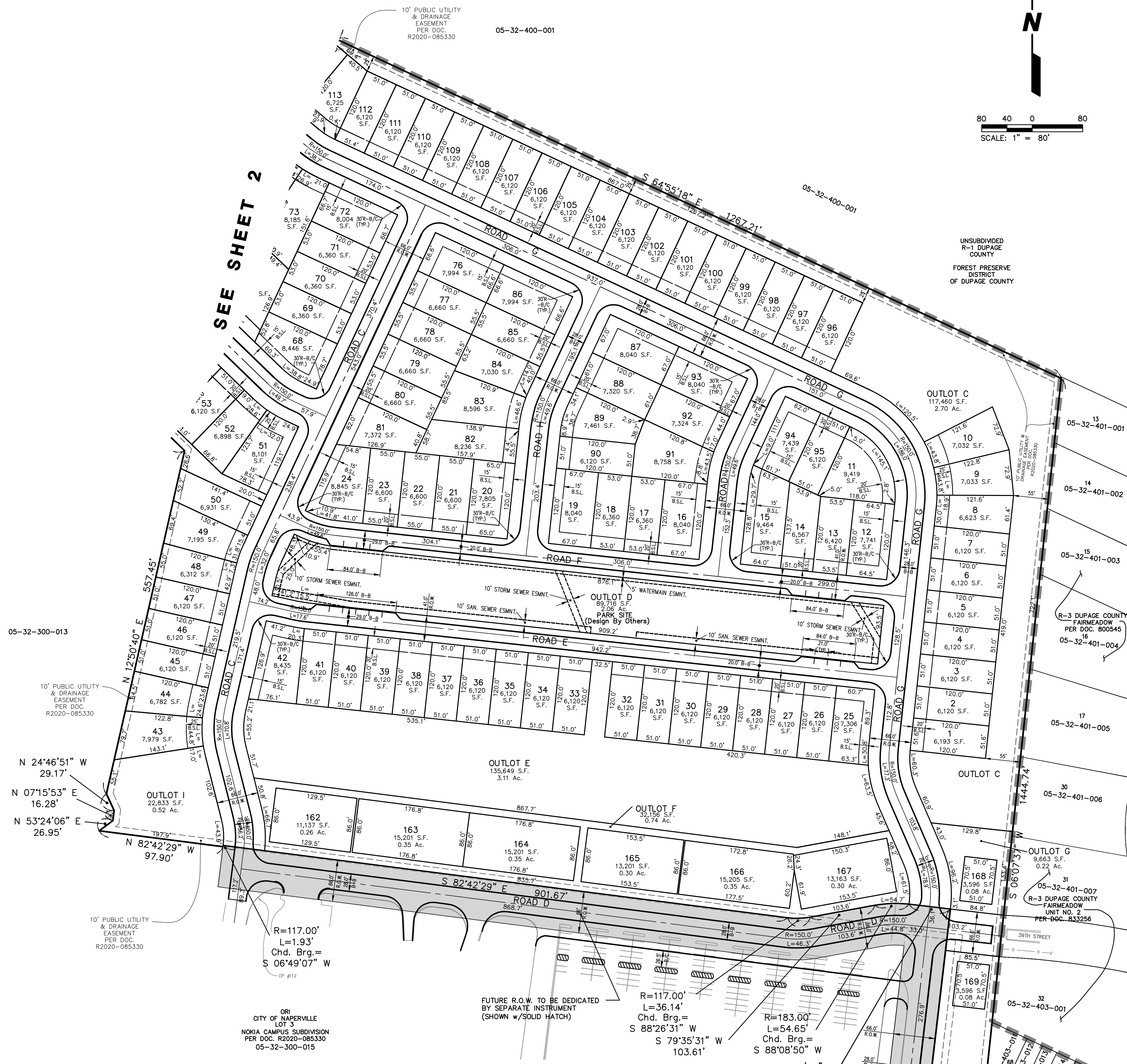
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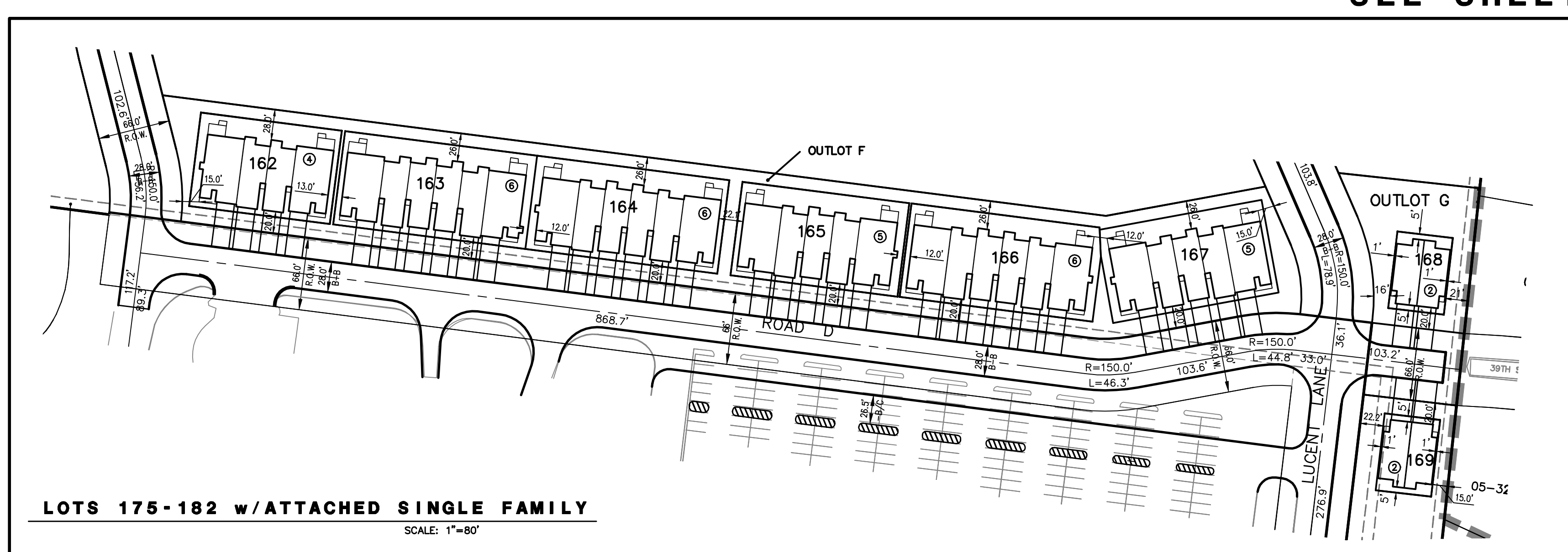
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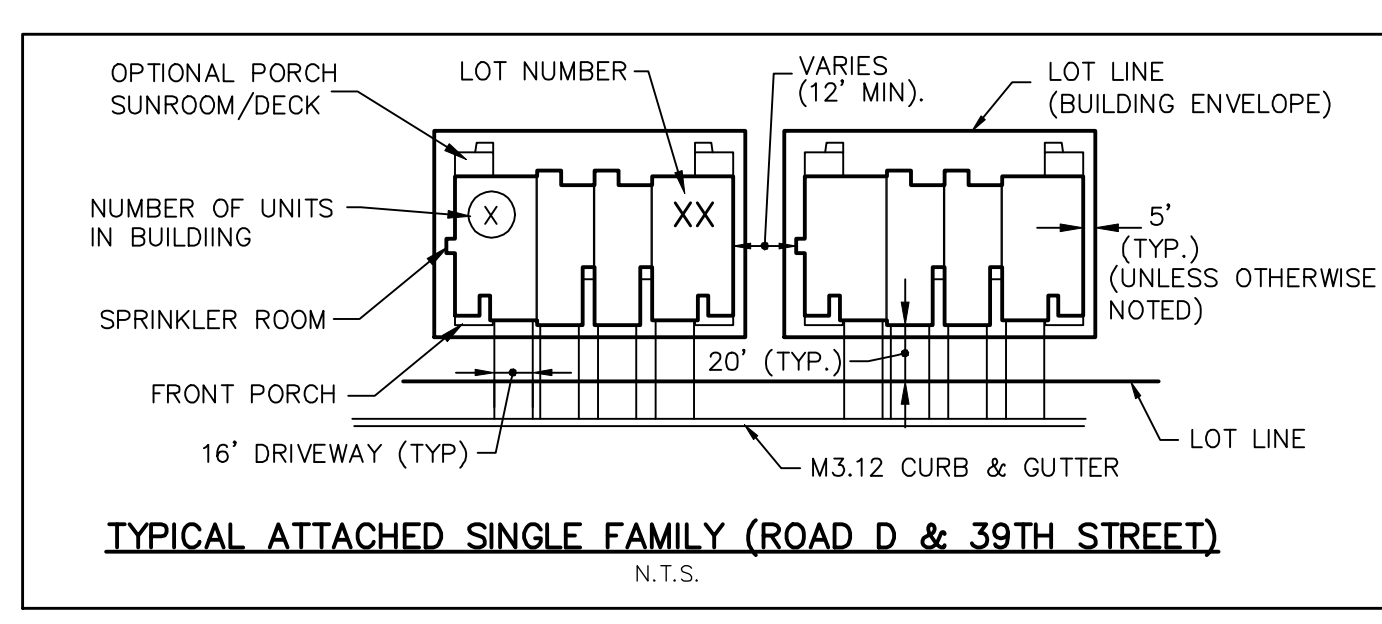
80 40 0 80
SCALE: 1" = 80'



SEE SHEET 4



LOTS 175-182 w/ ATTACHED SINGLE FAMILY
SCALE: 1" = 80'



TYPICAL ATTACHED SINGLE FAMILY (ROAD D & 39TH STREET)
N.T.S.

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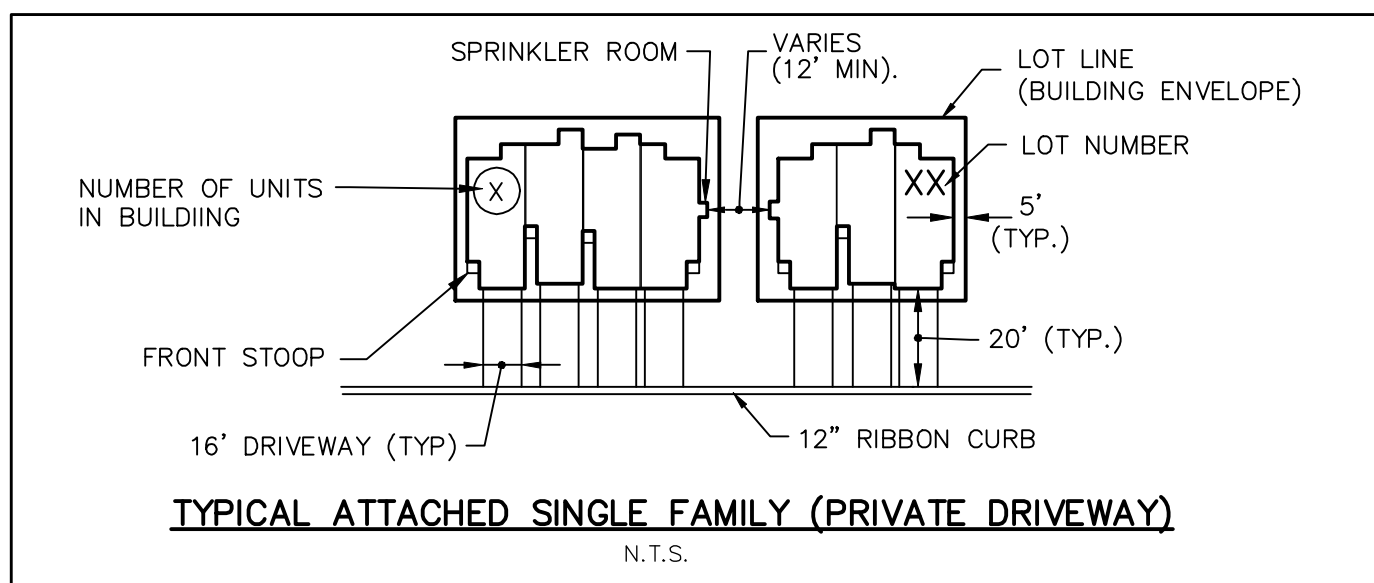
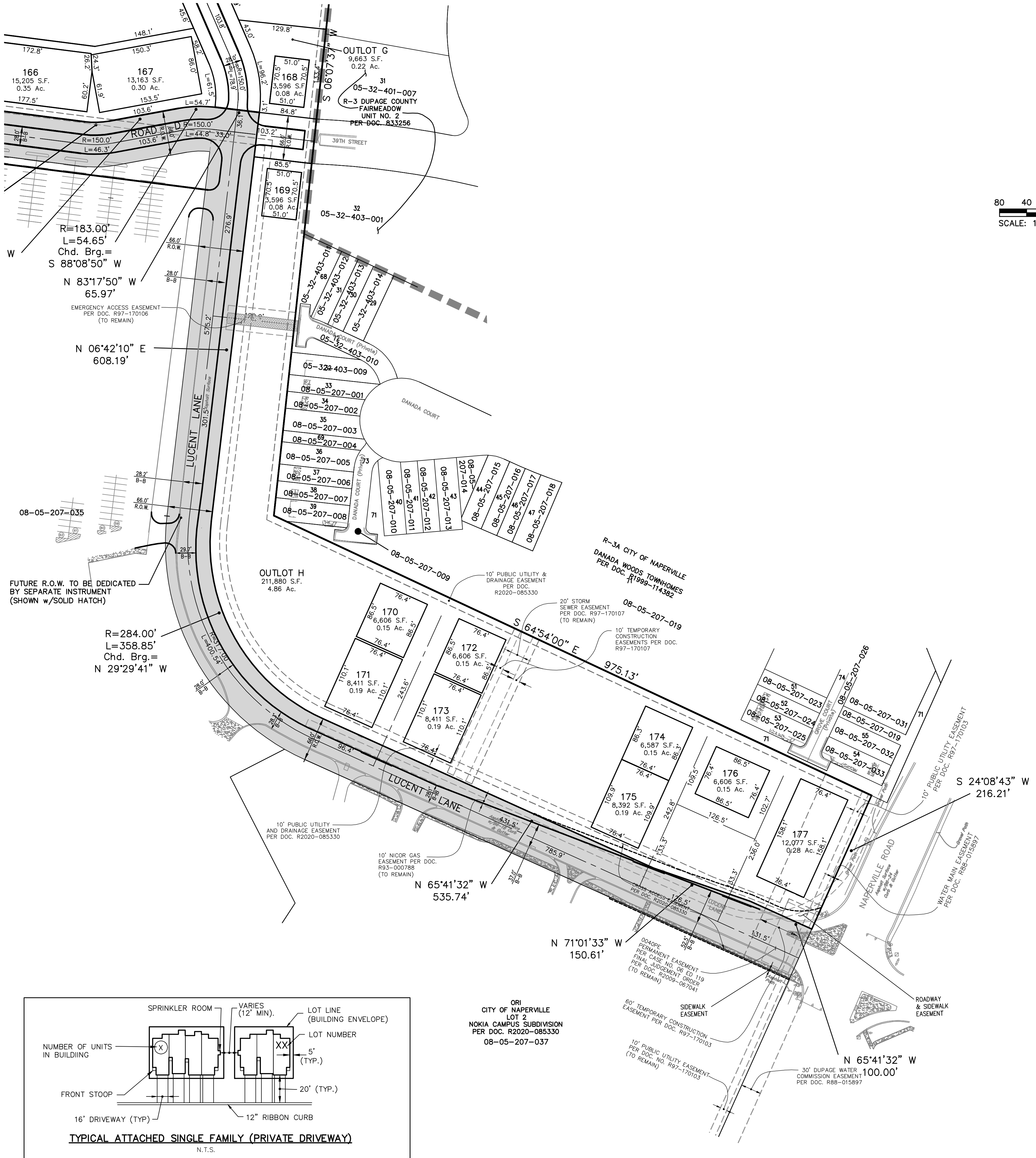
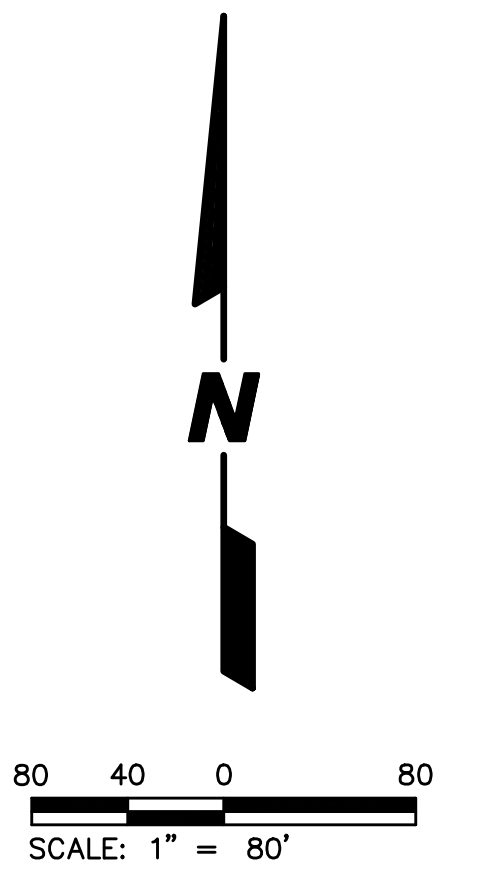
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CITY OF NAPERVILLE PROJECT NO. 20-1000088
SHEET 3 OF 4

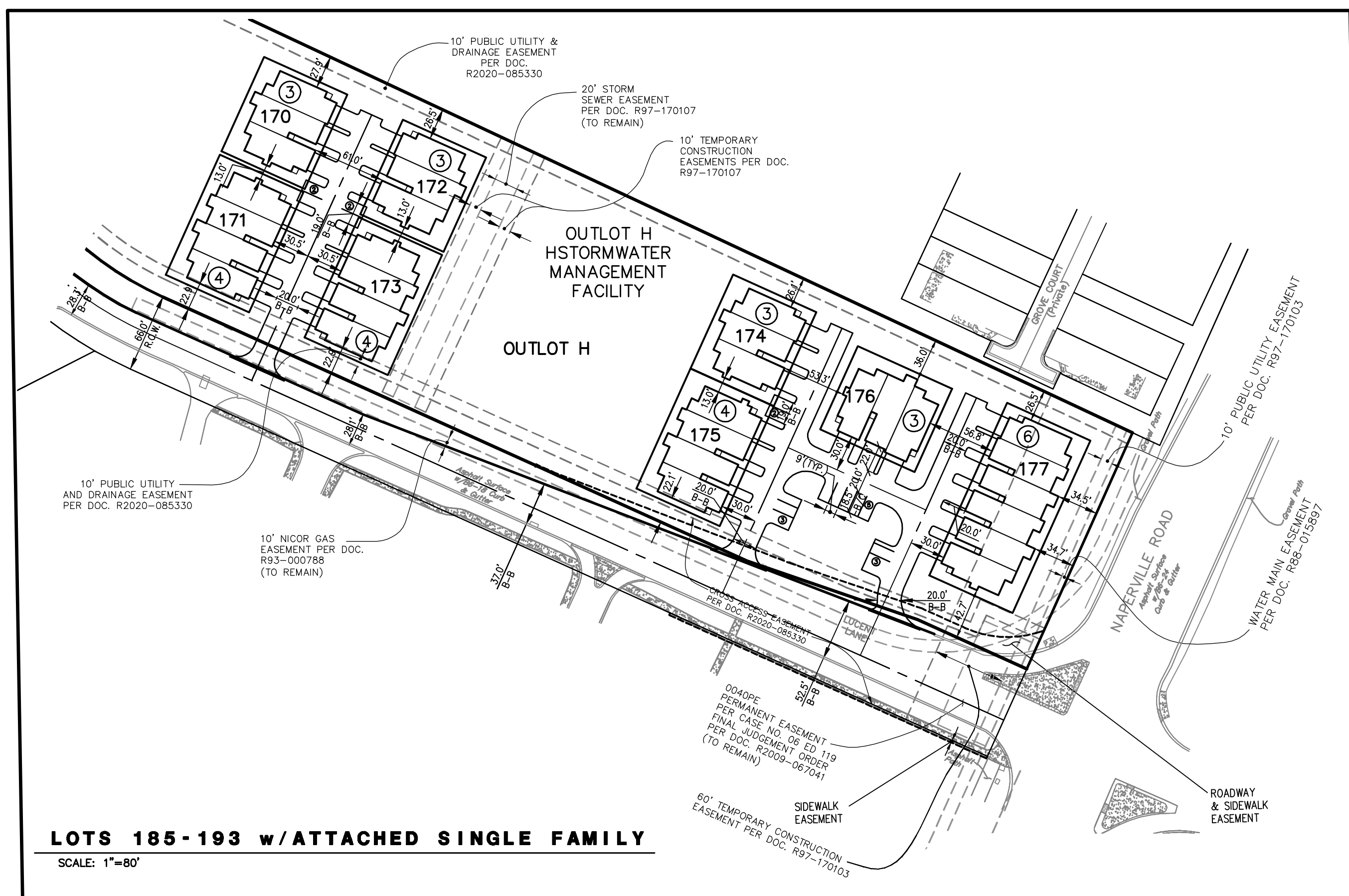
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DRAWING PATH: P:\2020\20\1000088\20-1000088\PRELIMINARY\PRELIMINARY.DWG
PLOT FILE CREATED: 2/24/2021 BY: LESLIE LUMBERG

SEE SHEET 3



ORI
CITY OF NAPERVILLE
NOKIA CAMPUS SUBDIVISION
PER DOC. R2020-085330
08-05-207-037



LOTS 185-193 w/ ATTACHED SINGLE FAMILY
SCALE: 1"=80'

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CITY OF NAPERVILLE PROJECT NO. 20-1000088
SHEET 4 OF 4