



Call Before You Dig
708
1-800-892-0123

GRAPHIC SCALE IN FEET
0 30 60 120
SCALE: 1" = 60'
BASE OF BEARING:
ILLINOIS STATE PLANE - EAST ZONE

- GENERAL NOTES**
- ALL DIMENSIONS REFER TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 - PARCEL COMPRISING EXCEPTION 2 IS UNSUBDIVIDED LAND.

LEGEND

- NAPEVILLE LOCAL ROAD ASPHALT SECTION
- CONCRETE SIDEWALK
- 6' WIDE ASPHALT TRAIL
- AREA OF COMMON OPEN SPACE
340,870 SF (7.83 AC) = 23% OF TOTAL SITE AREA
- M312 CONCRETE CURB AND GUTTER
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED ANNEXATION BOUNDARY
- BFE LINE
- SUBDIVISION BOUNDARY
- EXISTING LOT LINE
- CENTER LINE
- LOT LINE
- EXISTING ANNEXATION CORRIDOR
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING NAPEVILLE MUNICIPAL CORPORATE BOUNDARY & EXISTING NAPEVILLE PARK DISTRICT TOWN BOUNDARY

ABBREVIATIONS

- BFE: BASE FLOOD ELEVATION
- REC.: RECORD DATA
- MEAS.: MEASURED DATA
- DEED: DEEDED DATA
- R: RADIUS
- A: ARC DATA
- ROW: RIGHT OF WAY
- PL: PROPERTY LINE
- CL: CENTER LINE
- PL/ACC: PUBLIC UTILITIES & DRAINAGE EASEMENT
- S.F.: SQUARE FEET
- A.C.: ACRES
- FND: FOUND
- N: NORTH
- S: SOUTH
- E: EAST
- W: WEST

SITE DATA

COMMON OPEN SPACE AREA	340,870 SF (7.83 AC)
TOTAL AREA	1,372,556 SF (31.51 AC)
TOTAL # OF LOTS	61
DENSITY	1.94 DU/AC
PHASE 1	53 LOTS
PHASE 2	8 LOTS

ZONING DATA

ZONING	REQUIRED	PROPOSED
R1A	10,000 SF	R1A-PUD
MINIMUM LOT SIZE	-	9,000 SF
MAXIMUM LOT SIZE	-	21,380 SF
AVERAGE LOT SIZE	-	12,700 SF
MINIMUM LOT WIDTH	70'	76'
FRONT YARD	30'	30'
CORNER YARD	30'	30'
SIDE YARD	30'	8'
REAR YARD	30'	30'

LAND USE

SINGLE-FAMILY RESIDENTIAL:	782,792 SF (17.91 AC) = 55%
COMMON OPEN SPACE:	340,870 SF (7.83 AC) = 23%
RIGHT-OF-WAY DEDICATIONS:	288,894 SF (6.617 AC) = 20%
TOTAL SITE AREA:	1,372,556 SF (31.51 AC)

LOCATION MAP
(NOT TO SCALE)

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: NAPEVILLE CITY CLERK
ADDRESS: 400 SOUTH EAGLE STREET
NAPEVILLE, ILLINOIS 60540

OWNER:
DAK HILL DEVELOPMENT, LLC
1807 SOUTH WASHINGTON STREET,
SUITE 110, P.M.B. 383
NAPEVILLE, ILLINOIS 60565
TEL. (630) 408-4800
FAX. (630) 922-6165

REVISIONS

NO.	DATE	REVISIONS
01	05/10/18	REVISED PER CITY COMMENTS
02	05/17/18	REVISED PER CITY COMMENTS

DESIGNED BY: RBG
DRAWN BY: JAY
CHECKED BY: WY

SCALE: 1" = 60'

PART OF THE NORTHEAST QUARTER OF RANGE 9 & EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS

Kimley-Horn
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1100 S. GOLF LINKS, SUITE 200
NAPERVILLE, ILLINOIS 60563
WWW.KIMLEY-HORN.COM

FINAL PUD PLAT

CLOW CREEK FARM ADDITION
103RD ST AND BOOK RD.
NAPEVILLE, IL 60564

CITY PROJECT NUMBER 18-10000030

ORIGINAL ISSUE: 3/22/2018
KHA PROJECT NO. 158637000
SHEET NUMBER EX 1

EXHIBIT B

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }
I, DOUGLAS R. MCCLINTIC, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAN FROM FIELD SURVEYS AND EXISTING PUBLIC RECORDS FOR THE PURPOSE OF ANNEKING THE FOLLOWING DESCRIBED PROPERTY TO THE CITY OF NAPERVILLE, ILLINOIS.

PARCEL A:
THAT PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, HAVING A BEARING OF SOUTH 01 DEGREES 54 MINUTES 46 SECONDS EAST, A DISTANCE OF 1324.42 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHEAST QUARTER, ALSO BEING THE NORTH LINE OF CLOW CREEK FARM P.L.D. UNIT NO. 1 RECORDED AS DOCUMENT #95-17409; THENCE WESTERLY ALONG SAID NORTH LINE, A DISTANCE OF 179.83 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE, HAVING A BEARING OF SOUTH 89 DEGREES 55 MINUTES 16 SECONDS WEST TO THE EAST LINE OF CLOW CREEK FARM P.L.D. UNIT 2 RECORDED AS DOCUMENT #95-101207, A DISTANCE OF 1206.19 FEET; THENCE NORTH 01 DEGREES 55 MINUTES 52 SECONDS WEST ALONG SAID EAST LINE TO A POINT ON THE SOUTH LINE OF THE 300 FEET ANNEXATION CORRIDOR RECORDED AS DOCUMENT #92-103131, A DISTANCE OF 969.46 FEET; THENCE ALONG SAID SOUTH LINE OF A 300 FOOT ANNEXATION CORRIDOR THE FOLLOWING 3 COURSES) NORTH 88 DEGREES 55 MINUTES 28 SECONDS EAST, A DISTANCE OF 396.20 FEET; THENCE SOUTH 77 DEGREES 39 MINUTES 33 SECONDS EAST, A DISTANCE OF 161.37 FEET; THENCE SOUTH 36 DEGREES 41 MINUTES 27 SECONDS EAST, A DISTANCE OF 1146.25 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

PARCEL B:
THAT PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, HAVING A BEARING OF SOUTH 01 DEGREES 54 MINUTES 46 SECONDS EAST TO THE CENTERLINE OF 104TH STREET, A DISTANCE OF 662.50 FEET; THENCE SOUTH 87 DEGREES 38 MINUTES 42 SECONDS WEST, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE TO A POINT ON THE NORTH LINE OF THE 300 ANNEXATION CORRIDOR RECORDED PER DOCUMENT #92-103131, A DISTANCE OF 237.96 FEET; THENCE SOUTH 36 DEGREES 41 MINUTES 27 SECONDS EAST ALONG SAID NORTH LINE TO A POINT 33 FEET WEST OF THE EAST LINE OF SAID SECTION 15, A DISTANCE OF 474.17 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH SAID EAST LINE OF SECTION 15, HAVING A BEARING OF NORTH 01 DEGREES 54 MINUTES 46 SECONDS WEST, A DISTANCE OF 344.49 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

PARCEL C:
THAT PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE WESTERLY ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, HAVING A BEARING OF SOUTH 89 DEGREES 55 MINUTES 25 SECONDS WEST, A DISTANCE OF 958.69 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02 DEGREES 18 MINUTES 47 SECONDS EAST TO A POINT ON THE NORTH LINE OF THE 300 ANNEXATION CORRIDOR RECORDED PER DOCUMENT #92-103131, A DISTANCE OF 55.00 FEET; THENCE SOUTH 88 DEGREES 55 MINUTES 26 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 428.14 FEET; THENCE NORTH 01 DEGREES 55 MINUTES 52 SECONDS WEST TO A POINT ON THE NORTH RIGHT OF WAY OF 103RD STREET AS DEDICATED PER WHEATLAND SOUTH UNIT FOUR SUBDIVISION RECORDED AS DOCUMENT #74-25881 WITH CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT #74-27266, A DISTANCE OF 94.99 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 25 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 427.77 FEET; THENCE SOUTH 02 DEGREES 18 MINUTES 47 SECONDS EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

THIS PLAT HAS BEEN PREPARED BY ROAKE AND ASSOCIATES, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 807, LICENSE EXPIRES APRIL 30, 2019, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.



GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 20____.

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 2992
LICENSE VALID THROUGH NOVEMBER 30, 2018

OWNER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF _____ }

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____ ILLINOIS, THIS ____ DAY OF _____, 20____.
BY: SIGNATURE ATTEST SIGNATURE
TITLE: PRINT TITLE TITLE: PRINT TITLE
RECORDER OF DEEDS

NOTARY'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF _____ }
I, _____ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY
PRINT NAME
IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF _____ PRINT NAME
AND _____ OF _____ PRINT NAME
TITLE _____ PRINT NAME
OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH
AND _____ RESPECTFULLY, APPEARED
TITLE _____
BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS ____ DAY OF _____, 20____
DATE MONTH YEAR
NOTARY PUBLIC SIGNATURE
PRINT NAME
MY COMMISSION EXPIRES ON _____ MONTH _____ DATE _____ YEAR

DEVELOPER CONTACT

OAK HILL BUILDERS & DEVELOPERS
1807 SOUTH WASHINGTON STREET, SUITE 110
NAPERVILLE, IL 60565
TEL: (630) 428-4800
CONTACT: NICK STANTZ

OPEN SPACE NARRATIVE:

THE CLOW CREEK FARM ADDITION SITE PLAN HIGHLIGHTS AND ACCENTUATES THE NATURAL FEATURES AROUND CLOW CREEK AS AN IMPORTANT PART OF THE MASTER PLAN. THIS NEARLY 1000 ACRES OF OPEN SPACE RUNS ALONG THE EASTERN EDGE OF THE PROPERTY AND IS TREATED WITH NATIVE GRASS AND LANDSCAPE. THIS AREA PROVIDES FOR NATURALIZED DRAINAGE AND DETENTION OF THE DEVELOPMENT, AND ALSO CREATES A PASSIVE RECREATION FEATURE THROUGH A SYSTEM OF CONNECTED TRAILS. THE TRAIL SYSTEM LOOPS AROUND THE OPEN SPACE AND BACK INTO THE DEVELOPMENT AT SEVERAL POINTS ALSO CONNECTING 103RD STREET TO BOOK ROAD AT 104TH, PROVIDING A NEW GENERAL SEGMENT ALONG THE WEST EDGE OF BOOK ROAD, AND PASSING OVER CLOW CREEK ON A NEW PEDESTRIAN BRIDGE. THE EXISTING CREEK EDGE WILL BE ENHANCED WITH LANDSCAPING AND PORTIONS OF THE CREEK WILL BE REDROUTED INTO A MEANDERING CHANNEL ALLOWING FOR A LARGER NATURALIZED DETENTION FEATURE. THERE WILL BE MULTIPLE LOCATIONS ALONG THE TRAIL NETWORK WITH BENCH SEATING AREAS TO ENJOY THE VIEWS OF THE CLOW CREEK AND ITS NATURALIZED VEGETATION. IN ADDITION, A MEMORIAL TO THE CLOW FAMILY AND FARMSTEAD IS PLANNED FOR A SPACE ALONG BOOK ROAD.

STATEMENT OF INTENT AND CONCEPT:

THIS WILL BE A 61 SINGLE-FAMILY RESIDENTIAL LOT PLAN THAT CONTINUES THE CREATIVE AND ATTRACTIVE ARCHITECTURAL DESIGN APPROACH OF THE SURROUNDING USES AND ENHANCES THE SINGLE-FAMILY FOCUSED DEVELOPMENT OF THE AREA.

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF WILL }

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS ON THE ____ DAY OF _____, 20____ AT _____ O'CLOCK.
RECORDER OF DEEDS

WILL COUNTY TAX MAPPING CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF WILL }

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS ON THE ____ DAY OF _____, 20____ AT _____ O'CLOCK.
RECORDER OF DEEDS

LEGAL DESCRIPTION

THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH AND IN RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTH LINE OF CLOW CREEK FARM P.L.D. UNIT NO. 1 RECORDED AS DOCUMENT NO #95-17409 AND LYING EAST OF THE EAST LINE OF CLOW CREEK FARM P.L.D. UNIT 2 RECORDED AS DOCUMENT NO #95-101207, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4, THENCE SOUTH 00 DEGREES 03 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST 1/4, 662.50 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 22 SECONDS WEST, 340.09 FEET TO THE CENTERLINE OF AN UNNAMED CREEK (THE FOLLOWING TEN (10) COURSES ARE ALONG THE CENTERLINE OF SAID CREEK), THENCE NORTH 05 DEGREES 30 MINUTES 57 SECONDS WEST, 10.61 FEET; THENCE NORTH 17 DEGREES 51 MINUTES 29 SECONDS WEST, 11.52 FEET; THENCE NORTH 84 DEGREES 55 MINUTES 02 SECONDS WEST, 136.97 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 17 SECONDS WEST, 27.93 FEET; THENCE NORTH 50 DEGREES 09 MINUTES 43 SECONDS WEST, 62.29 FEET; THENCE NORTH 28 DEGREES 04 MINUTES 44 SECONDS WEST, 55.03 FEET; THENCE NORTH 24 DEGREES 55 MINUTES 05 SECONDS WEST, 45.34 FEET; THENCE NORTH 16 DEGREES 37 MINUTES 48 SECONDS WEST, 62.19 FEET; THENCE NORTH 12 DEGREES 33 MINUTES 00 SECONDS WEST, 155.33 FEET; THENCE NORTH 28 DEGREES 17 MINUTES 01 SECONDS WEST, 37.22 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 50 SECONDS EAST, 262.76 FEET TO THE NORTH LINE OF THE

AFOREMENTIONED NORTHEAST 1/4 OF SECTION 15, THENCE SOUTH 89 DEGREES 12 MINUTES 50 SECONDS EAST ALONG SAID NORTH LINE, 676.36 FEET TO THE POINT OF BEGINNING, ALSO EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THAT NORTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE NORTH 89 DEGREES 12 MINUTES 50 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 676.36 FEET FOR A POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF PROPERTY CONVEYED BY DOCUMENT #93-46458; THENCE SOUTH 00 DEGREES 03 MINUTES 50 SECONDS WEST, ALONG THE WEST LINE OF PROPERTY CONVEYED BY SAID DOCUMENT 262.76 FEET TO THE CENTER LINE OF AN UNNAMED CREEK (THE FOLLOWING NINE (9) COURSES ARE ALONG THE CENTER LINE OF SAID CREEK), THENCE NORTH 28 DEGREES 17 MINUTES 01 SECONDS WEST, 4.97 FEET; THENCE NORTH 32 DEGREES 43 MINUTES 01 SECONDS WEST, 38.12 FEET; THENCE NORTH 40 DEGREES 54 MINUTES 01 SECONDS WEST, 57.49 FEET; THENCE NORTH 73 DEGREES 40 MINUTES 57 SECONDS WEST, 73.92 FEET; THENCE NORTH 70 DEGREES 52 MINUTES 31 SECONDS WEST, 59.09 FEET; THENCE NORTH 60 DEGREES 39 MINUTES 34 SECONDS WEST, 47.08 FEET; THENCE NORTH 50 DEGREES 57 MINUTES 07 SECONDS WEST 55.27 FEET; THENCE NORTH 25 DEGREES 39 MINUTES 08 SECONDS WEST 23.42 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 02 SECONDS WEST, 67.61 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15; THENCE SOUTH 89 DEGREES 12 MINUTES 50 SECONDS EAST ALONG SAID NORTH LINE 282.33 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

Table with columns: REVISION, REVISION NO., REVISION DATE, REVISION DESCRIPTION. Includes fields for CITY COMMENTS, DRAWN BY, CHECKED BY, DATE.

Kimley-Horn logo and address: 100 N. WASHINGTON AVE., SUITE 500, NAPERVILLE, IL 60563-1000

Table with columns: SCALE, AS NOTED, RECORDED BY THIS, DRAWN BY, DATE, CHECKED BY, DATE.

PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS

FINAL PUD PLAT

CLOW CREEK FARM ADDITION
103RD ST. AND BOOK RD.
NAPERVILLE, IL 60564

Table with columns: ORIGINAL ISSUE, KHA PROJECT NO., SHEET NUMBER.

EX 2