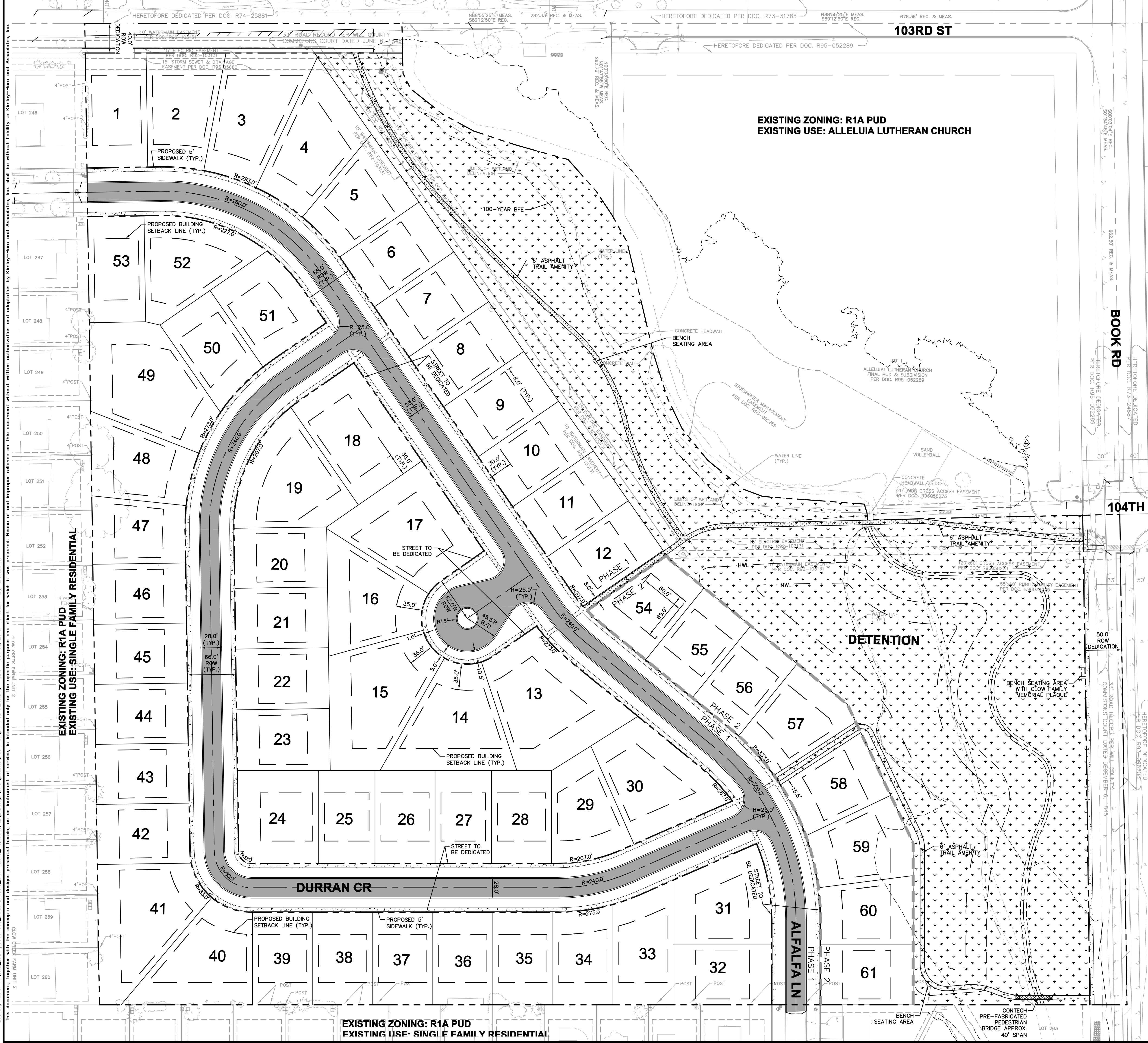
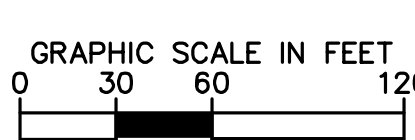
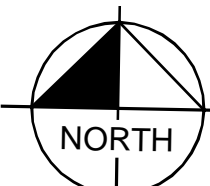



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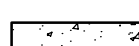
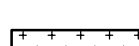

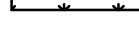




GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

PAVING AND CURB LEGEND

-  NAPERVILLE LOCAL ROAD ASPHALT SECTION
-  CONCRETE SIDEWALK
-  5' WIDE ASPHALT TRAIL
-  AREA OF COMMON OPEN SPACE
340,870 SF (7.83 AC) = 25% OF TOTAL SITE AREA
-  M3.12 CONCRETE CURB AND GUTTER

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

	REQUIRED	PROPOSED
ZONING	R1A	R1A-PUD
MINIMUM LOT SIZE	10,000 SF	9,500 SF
MAXIMUM LOT SIZE	-	21,380 SF
AVERAGE LOT SIZE	-	12,426 SF
MINIMUM LOT WIDTH	70'	76'
FRONT YARD	30'	30'
CORNER YARD	30'	30'
SIDE YARD	20' TOTAL FOR 2 SIDE YARDS, MIN. YARD OF 8'	8'
REAR YARD	25% OF LOT DEPTH NOT TO EXCEED 30'	30'

LAND USE

SINGLE-FAMILY RESIDENTIAL:	762,792 SF (17.51 AC) = 55%
COMMON OPEN SPACE:	340,870 SF (7.83 AC) = 25%
RIGHT-OF-WAY DEDICATIONS:	268,894 SF (6.17 AC) = 20%
TOTAL SITE AREA:	1,372,556 SF (31.51 AC)

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.

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 EIGHT 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 SIDEWALK 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 REROUTED 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.

Kimley»Horn

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SCALE: AS NOTED

DESIGNED BY: RBG

DRAWN BY: RBG

CHECKED BY: WAW

PRELIMINARY PUD PLAT

CLOW CREEK FARM ADDITION

104TH ST. AND BOOK RD.
NAPERVILLE, IL 60564

ORIGINAL ISSUE:
10/09/17

KHA PROJECT NO.
168602000

SHEET NUMBER

EX 1

REVISED PER CITY COMMENTS

DATE

BY