



LOCATION MAP

BENCHMARKS/CONTROL POINTS

ELEVATION REFERENCE MARKS
RM1-NAPERVILLE SURVEY MON. #1503, BERNSTEIN 3D TOP SECURITY MONUMENT, CONSISTING OF A 9/16" DIA. STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4" LONG ROD TOTALING 18" IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BM6 ALUMINUM ACCESS COVER.
ELEVATION=670.06 (NAVD 88)
RM2-NAPERVILLE SURVEY MON. #1002, BERNSTEIN 3D TOP SECURITY MONUMENT, CONSISTING OF A 9/16" DIA. STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4" LONG ROD TOTALING 124" IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BM6 ALUMINUM ACCESS COVER.
ELEVATION=667.49 (NAVD 88)
(HELD ABOVE BENCHMARKS AS THE BASIS OF VERTICAL DATUM FOR PROJECT)
CP 102 - CROSS CUT IN TOP OF CURB ADJACENT TO FIRE HYDRANT AT END OF FALCON DRIVE ON WEST SIDE OF ROAD. ELEV. 664.395 NAVD 88
CP 113 - CUT CROSS IN CENTERLINE HEADWALL OF TRIPLE 21" RCP AT THE NORTHEAST CORNER OF ROUTE 59 & 103RD STREET. ELEV. 668.19 NAVD88
CP 104 - CUT CROSS IN CENTERLINE OF THE END OF THE CONCRETE WALK AT SOUTHEAST CORNER OF SITE. ELEV. 668.25 NAVD88

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).
6. ALL EASEMENTS ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES (UNLESS OTHERWISE NOTED).
7. STORMWATER MANAGEMENT EASEMENTS WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
8. STORMWATER STORAGE VOLUMES TO BE PROVIDED AND THE DESIGN OF STORMWATER MANAGEMENT FACILITIES, SHALL BE IN ACCORDANCE WITH CITY OF NAPERVILLE AND WILL COUNTY REQUIREMENTS.
9. EASEMENTS TO BE PROVIDED PER CITY AND UTILITY COMPANY REQUIREMENTS.
10. FOR PROPOSED CONDUITS, GRADES, UTILITIES, STREETS AND SIDEWALKS REFER TO THE PRELIMINARY ENGINEERING DRAWINGS FOR THIS DEVELOPMENT.
11. ALL REQUIRED CERTIFICATES AND STATEMENTS WILL BE PROVIDED ON FINAL PLAT.
12. ALL R.O.W. DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
13. THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SW QUARTER OF SECTION 10-37-9 BEING N 01°51'11" W, MEASURED BETWEEN 2 MONUMENTS AS ESTABLISHED BY RECORD DOCUMENTS REFERENCED HEREON. MEASUREMENTS WERE DERIVED FROM OBSERVATIONS UTILIZING THE CITY OF NAPERVILLE SURVEY CONTROL NETWORK MONUMENTS.

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 Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Line)
- CENTERLINE (Single Dashed Line)
- QUARTER SECTION LINE (Double Dashed Line)
- SECTION LINE (Triple Dashed Line)
- APPROX. SCALED LIMITS OF ZONE A AS SHOWN ON WILL COUNTY FIRM.

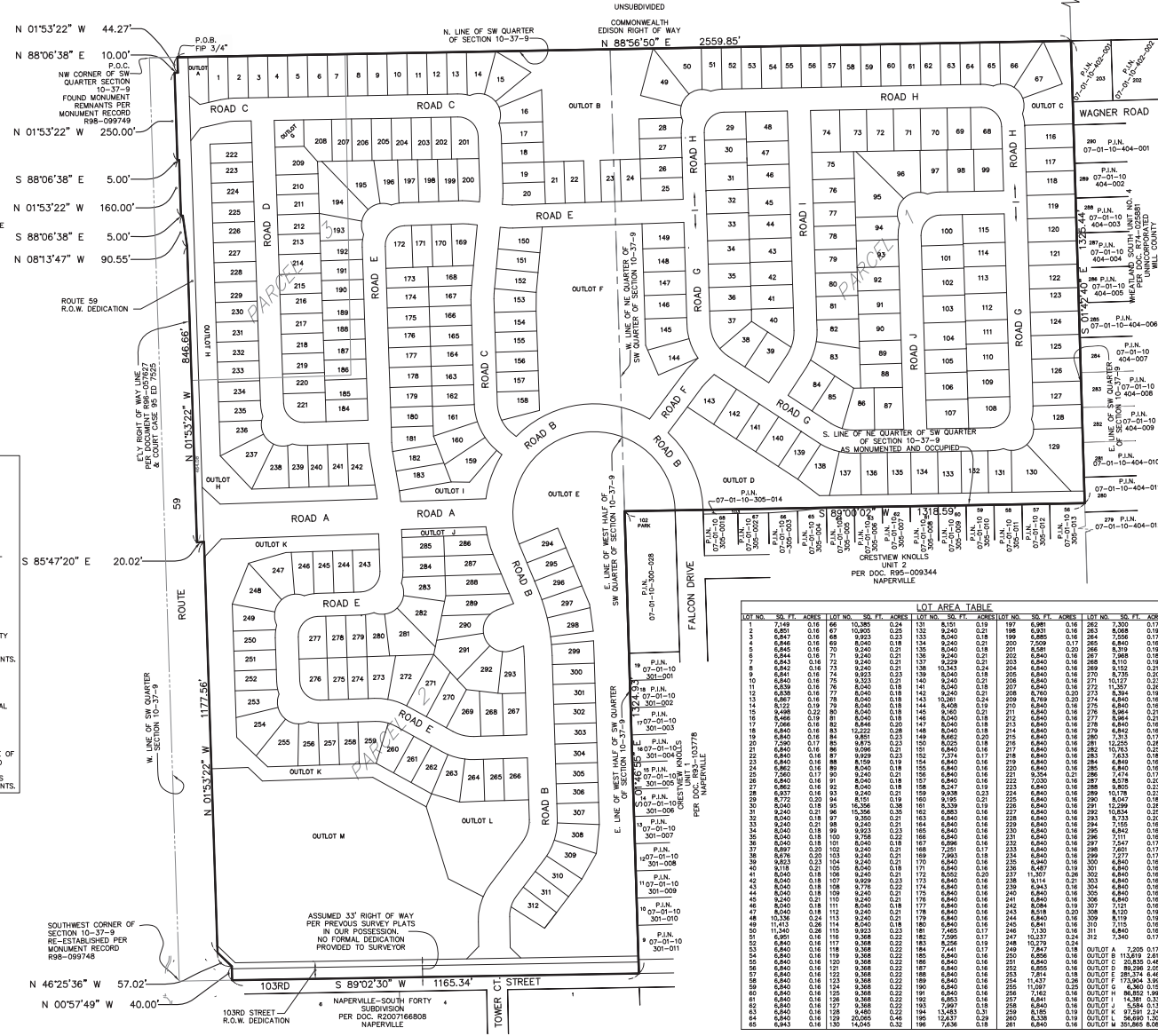
LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.

PRELIMINARY PLAT OF SUBDIVISION

FOR

WAGNER FARMS

PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



N. QUARTER CORNER OF SECTION 10-37-9 AS ESTABLISHED PER DATA ON R96-057627

E. LINE OF NW QUARTER OF SECTION 10-37-9

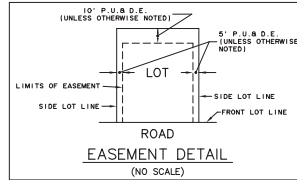
PARCEL INDEX NUMBER
07-01-10-300-002
07-01-10-300-029
07-01-10-300-029
NAPERVILLE, ILLINOIS

SITE DATA

A. TOTAL AREA	114.28 AC.	100%
B. PROPOSED ZONING	C-2	
C. EXTERNAL R.O.W. (103' STREET)	2.19 AC.	1.92%
D. ROUTE 59	0.83 AC.	
E. INTERNAL R.O.W.	24.05 AC.	21.04%
F. COMMON OPEN SPACE (STORMWATER MANAGEMENT/OPEN SPACE)	21.90 AC.	19.16%
G. LANDSCAPE BUFFERS	8.08 AC.	7.07%
H. NET RESIDENTIAL (DETACHED)	58.06 AC.	50.81%
I. MINIMUM LOT SIZE	6,838 S.F.	
J. MAXIMUM LOT SIZE	20,965 S.F.	
K. AVERAGE LOT SIZE	8,146 S.F.	
L. FRONT YARD SETBACK	15 FT.	
M. CORNER SIDE YARD SETBACK	6' MIN. w/COMBINED 16' TOTAL	
N. INTERIOR SIDE YARD SETBACK	25 FT.	
O. REAR YARD SETBACK	25 FT.	
P. GROSS MODIFIED DENSITY	2.78 DU/AC.	

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
 - Q. - ON LINE
 - REC. - RECORD
 - ARC. - ARC LENGTH
 - R.O.W. - RADIUS
 - AC. - ACRE
 S.F. - SQUARE FEET | B.S.L. - BUILDING SETBACK LINE | DU/AC. - DWELLING UNITS PER ACRE | B/C. - BACK TO CURB | B-B. - BACK TO BACK |
- P.U. & D.E. - INDICATES PUBLIC UTILITIES AND DRAINAGE EASEMENT



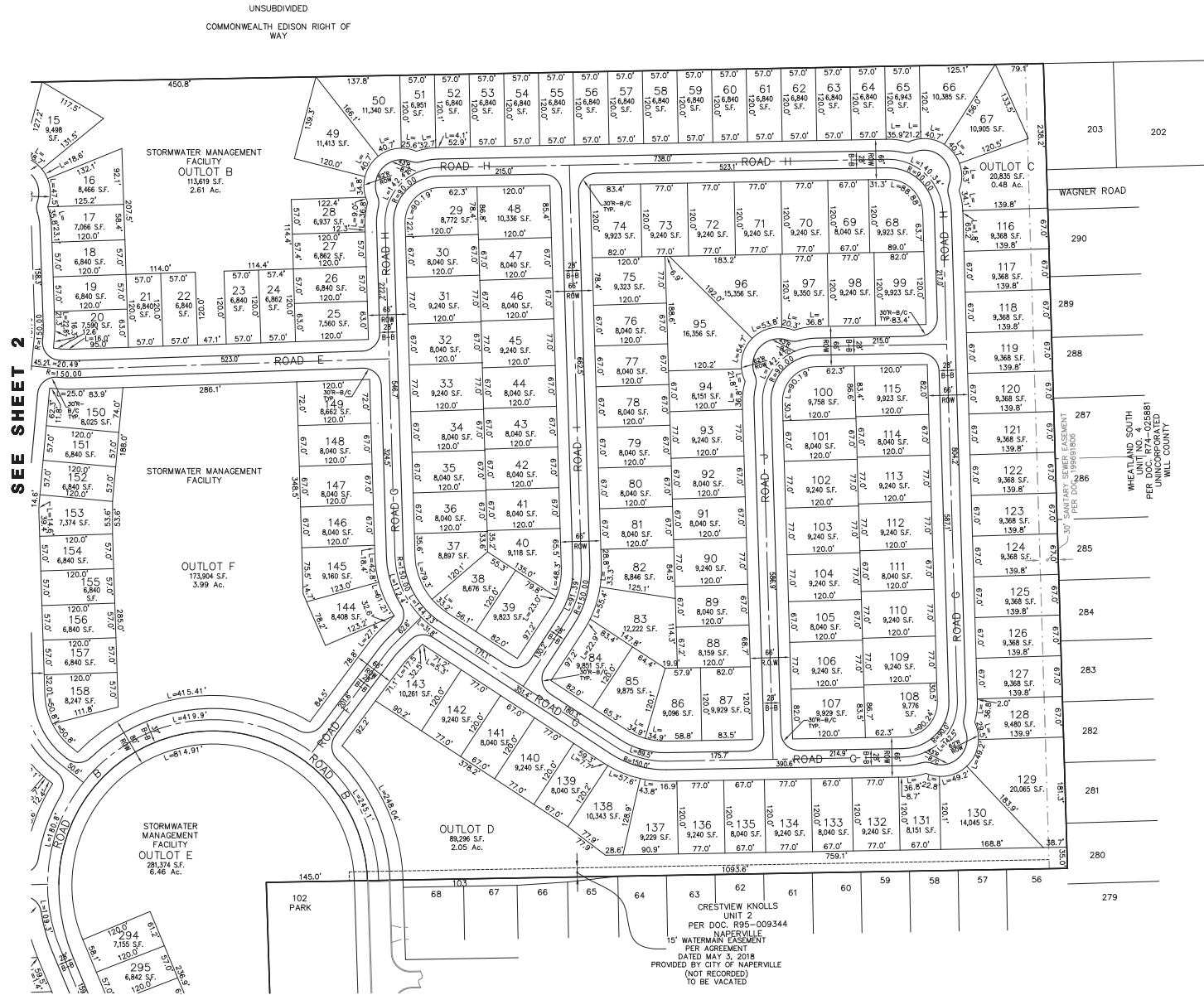
PREPARED FOR:
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DSC NO. 402109 FILE NAME: PREVR
DRAWN BY: LAJ/AB FLJ BK / PG. NO. 1
COMPLETION DATE: 07-30-18 JOB NO.: 402.109
XREF: TOPO PROJECT MANAGER: CRM

10-29-18/AL: REVISED PER CITY REVIEW COMMENTS DATED 9/5/18
12-12-18/AL: REVISED PER CITY REVIEW COMMENTS DATED 11/14/18
PRELIMINARY PLAT OF SUBDIVISION FOR WAGNER FARMS
CITY OF NAPERVILLE PROJECT NO. 18-10000007
SHEET 1 OF 4
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JUST FILED: 12/17/2018 BY: JESSIE L. GARDNER, CLU, AIA, LSC, CEMCON, LTD. 15' WATERMAN EASEMENT PER AGREEMENT DATED MAY 3, 2018 PROVIDED BY CITY OF NAPERVILLE (NOT RECORDED) TO BE VACATED



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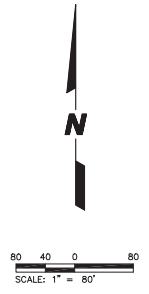
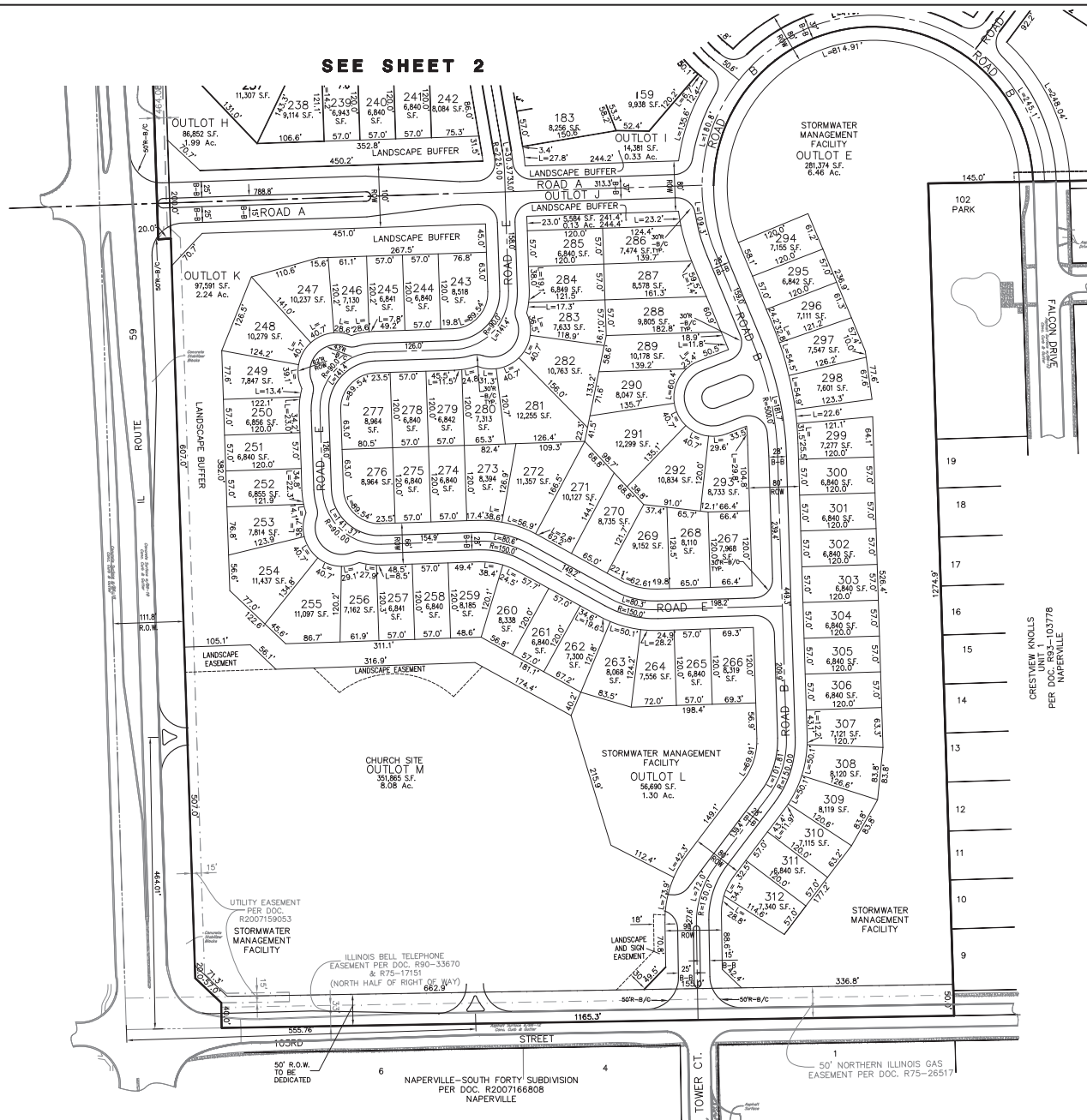
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DISC NO.: 402109 FILE NAME: PREOVR
DRAWN BY: LAL PLO: BK. / PG. NO.: -----
COMPLETION DATE: 07-30-18 JOB NO.: 402.109
XREF : TOPO PROJECT MANAGER : CRM

PRELIMINARY PLAT OF SUBDIVISION FOR WAGNER FARMS
CITY OF NAPERVILLE PROJECT NO.: 18-1000007

SHEET 3 OF 4
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EXHIBIT B



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DISC NO.: 402109 FILE NAME: PRELVR
 DRAWN BY: LAL FLD. BK. / FS. NO.:
 COMPLETION DATE: 07-30-18 JOB NO.: 402.109
 XREF: TOPO PROJECT MANAGER: CRM

PRELIMINARY PLAT OF SUBDIVISION FOR WAGNER FARMS
CITY OF NAPERVILLE PROJECT NO.: 18-1000007
 SHEET 4 OF 4
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EXHIBIT B