



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 181" 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 NAVD 88
CP 104 - CUT CROSS IN CENTERLINE OF THE END OF THE
CONCRETE WALK AT SOUTHEAST CORNER OF SITE.
ELEV. 668.25 NAVD 88

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 CONTOURS, 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. DEPENDS 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°11'11" W, MEASURED
REFERENCE 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
AS SHOWN ON WILL COUNTY FIRM.

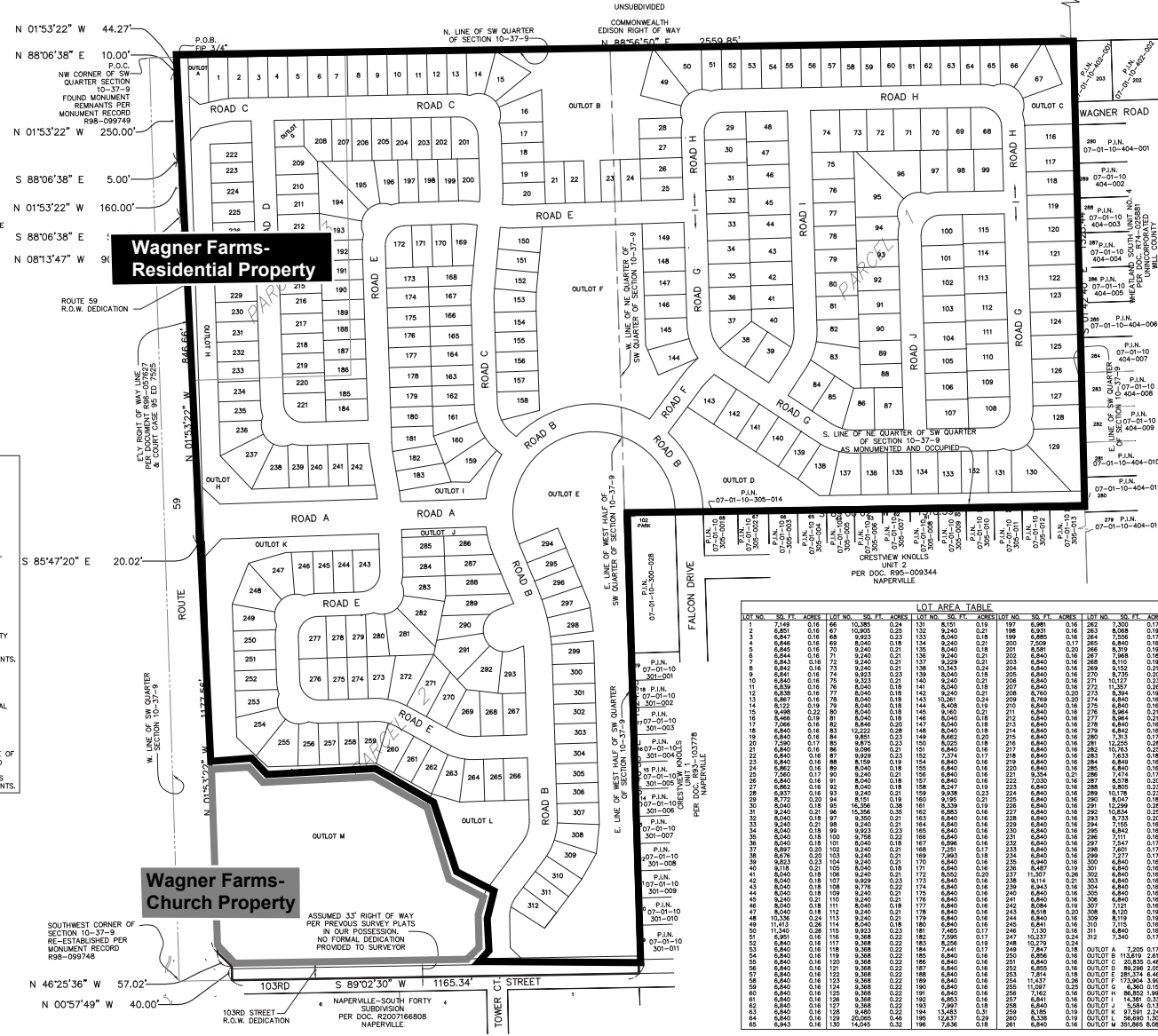
LOT DIMENSIONS & AREAS ARE
APPROXIMATIONS & WILL VARY
AT TIME OF FINAL PLATTING.

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

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

ASSUMED
MERIDIAN
N

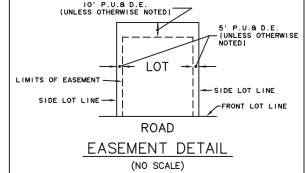
E. QUARTER
CORNER OF SECTION
10-37-9
AS ESTABLISHED
PER DATA ON
R89-044304

SITE DATA

A. TOTAL AREA	114.28 AC.	100%
B. PROPOSED ZONING	C-2	
C. EXTERNAL R.O.W.	2.19 AC.	1.92%
(103'6" STREET)	1.36 AC.	
(ROUTE 59)	0.83 AC.	
D. INTERNAL R.O.W.	24.05 AC.	21.04%
E. COMMON OPEN SPACE (STORMWATER MANAGEMENT/OPEN SPACE LANDSCAPE BUFFERS)	21.90 AC.	19.16%
F. CHURCH SITE	8.08 AC.	7.07%
G. NET RESIDENTIAL (DETACHED)	58.06 AC.	50.81%
H. NO. OF LOTS (DETACHED)	312	
I. MINIMUM LOT SIZE	6,838 S.F.	
J. MAXIMUM LOT SIZE	20,065 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.	- RIGHT OF WAY
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



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DSC NO. 402109 FILE NAME: PREVR
DRAWN BY: LAU/AJB FLD, 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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