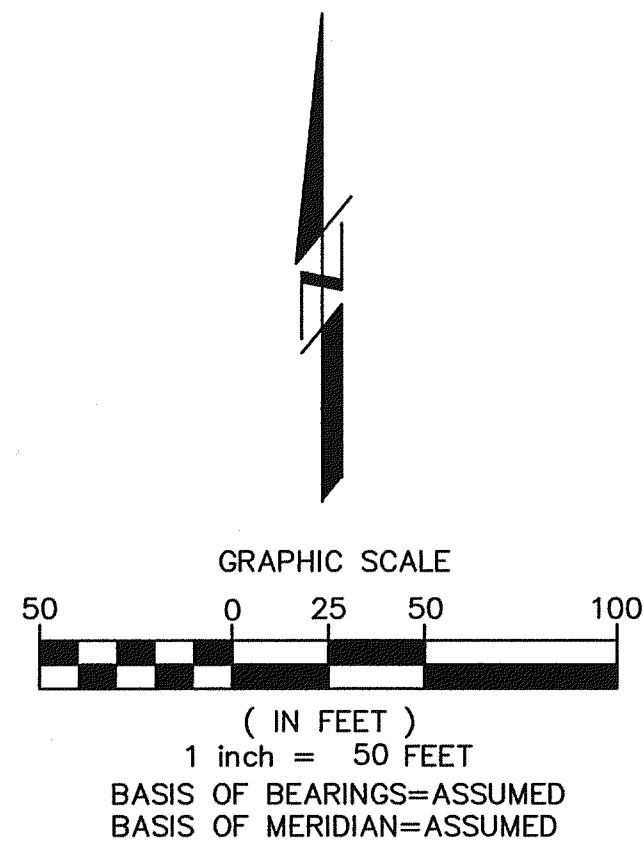




DEVELOPER/OWNER

WOODS OF WALNUT RIDGE, LLC
205 THORNHILL CT.
NAPERVILLE, IL 60565
PHONE: (630) 301-2199

SPECIAL NOTES

- LOTS 1 THROUGH 6, BOTH INCLUSIVE, AND LOTS 8 THROUGH 22, BOTH INCLUSIVE, ARE SUBJECT TO AND BOUND BY THE PROVISIONS CONTAINED IN THE CAROLINE WOODS SUBDIVISION TREE/FORREST PRESERVATION COVENANTS & RESTRICTIONS, RECORDED WITH DuPAGE COUNTY RECORDER AGAINST EACH LOT, AND ON FILE WITH THE CITY CLERK OF NAPERVILLE, PURSUANT TO ORDINANCE 05-232, APPROVED ON DECEMBER 20, 2005.
- "FOREST PRESERVATION AREA", IN ADDITION TO BEING SUBJECT TO THE CAROLINE WOODS SUBDIVISION TREE/FORREST PRESERVATION COVENANTS & RESTRICTIONS NOTED IN NOTE 1, THIS AREA IS ALSO SUBJECT TO THE FOREST PRESERVATION GUIDELINES CONTAINED IN ARTICLE VI OF THE CAROLINE WOODS SUBDIVISION TREE/FORREST PRESERVATION COVENANTS & RESTRICTIONS, RECORDED WITH DuPAGE COUNTY RECORDER AGAINST EACH LOT, AND ON FILE WITH THE CITY CLERK OF NAPERVILLE, PURSUANT TO ORDINANCE 05-252, APPROVED ON DECEMBER 20, 2005.

LOCAL STREET

- 66 FT RIGHT-OF-WAY
- 28 FT BACK OF CURB TO BACK OF CURB
- M-3.12 MOUNTABLE CURB AND GUTTER

STATEMENT OF INTENT AND CONCEPT PROPOSED CAROLINE WOODS DEVELOPMENT

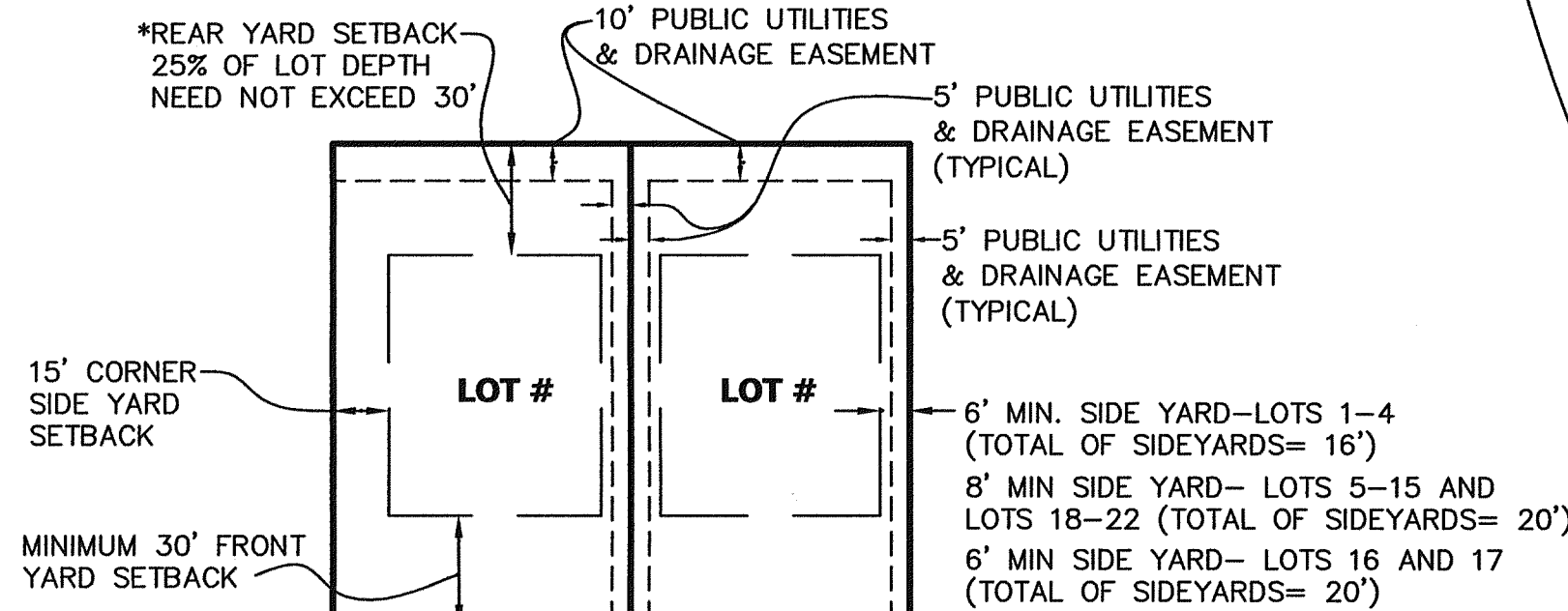
THE INTENTION OF THE PROPOSED CHANGE TO A PUD, IS TO ALLOW THE CONVERSION OF A PLANNED SCHOOL SITE, WITHIN THE PUD, TO A SINGLE FAMILY RESIDENTIAL DESIGNATION.

THE PROPOSED CONCEPT IS TO SUBDIVIDE THE SUBJECT PROPERTY INTO 22 LOTS. THERE WOULD BE 21 LOTS FOR SINGLE FAMILY RESIDENCES, AND ONE LOT WOULD BE DONATED TO THE NAPERVILLE PARK DISTRICT. LOTS 23 TO 28 ARE TO BE CONVEYED TO THE ADJACENT LOT OWNERS. THE RESIDENTIAL LOTS HAVE AN AVERAGE SIZE OF 18,876 SQUARE FEET. THE DONATED LOT WOULD PROVIDE PUBLIC ACCESS TO A PARK THAT IS CONTIGUOUS WITH THE SUBJECT PROPERTY.

THE SUBJECT PROPERTY IS HEAVILY WOODED. THE PROPOSED SINGLE FAMILY LOTS WOULD BE SUBJECT TO A STRINGENT TREE PRESERVATION PLAN.

PURSUANT TO SECTION 6-4-6/1.2 OF THE CITY CODE, THE PROPOSED CONCEPT WOULD CONSTITUTE A CHANGE IN TYPE OF LAND USE, AND THEREFORE WOULD BE CONSIDERED A MAJOR CHANGE TO A PUD.

EASEMENT AND SETBACK DETAIL



DESIGN SCHEDULE

LOT NUMBER	LAND USE	BUILDING HEIGHT		SETBACKS					PARCEL AREA (ACRES)	MIN. LOT WIDTH AT BUILDING LINE	MINIMUM LOT AREA (S.F.)
		STORIES	FEET	MIN. FRONT	MAX. FRONT	MIN. REAR	MIN. SIDE	MIN. CORNER			
1-4	RES.	2.5	**	30	40	*	6' (TOTAL=16')	15	0.9346	70	9,882
5-6	RES.	2.5	**	30	40	*	8' (TOTAL=20')	15	0.6841	70	9,882
7	PARK	-	-	-	-	-	-	-	0.1221	-	-
8-11	RES.	2.5	**	30	40	*	8' (TOTAL=20')	15	1.6997	70	9,882
12-14	RES.	2.5	**	30	50	*	8' (TOTAL=20')	15	2.0973	70	9,882
15	RES.	2.5	**	30	40	*	8' (TOTAL=20')	15	0.4768	70	9,882
16-17	RES.	2.5	**	30	40	*	6' (TOTAL=20')	15	4.2738	70	9,882
18	RES.	2.5	**	30	50	*	8' (TOTAL=20')	15	0.6289	70	9,882
19-22	RES.	2.5	**	30	40	*	8' (TOTAL=20')	15	1.6306	70	9,882
TOTAL	-	-	-	-	-	-	-	-	9.2224	-	-

**MAXIMUM ALLOWABLE HEIGHT IS 35' TO THE MIDPOINT, 40' TO THE PEAK OF THE ROOF

FINAL PLANNED UNIT DEVELOPMENT PLAT AND FINAL SUBDIVISION PLAT

FOR

CAROLINE WOODS

PART OF THE EAST HALF OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: NAPERVILLE CITY CLERK
ADDRESS: P.O. BOX 3020
400 S. EAGLE STREET
NAPERVILLE, ILLINOIS
60566-7020

ABBREVIATION

N - NORTH
S - SOUTH
E - EAST
W - WEST
R - RADIUS
L - LENGTH
M - MEASURE
REC. - RECORD
EXIST. - EXISTING
BLDG. - BUILDING
S.F. - SQUARE FEET
AC. - ACRES
MIN. - MINIMUM
MAX - MAXIMUM

LEGEND

LOT LINE
BOUNDARY
EASEMENT
CENTERLINE
CONCRETE MONUMENT
BUILDING LINE

LOT AREA SUMMARY

LOT	AREA S.F.	AREA AC.
1	9,882	0.2269
2	10,473	0.2404
3	10,473	0.2404
4	9,882	0.2269
5	13,993	0.3212
6	15,810	0.3629
7	5,317	0.1221
8	15,200	0.3489
9	14,400	0.3306
10	15,932	0.3657
11	28,509	0.6545
12	34,770	0.7982
13	23,536	0.5403
14	33,054	0.7588
15	20,769	0.4768
16	20,516	0.4710
17	20,786	0.4772
18	27,397	0.6289
19	24,301	0.5579
20	16,047	0.3684
21	15,467	0.3551
22	15,211	0.3492
23	1,455	0.0334
24	1,410	0.0324
25	1,227	0.0282
26	1,080	0.0248
27	1,080	0.0248
28	1,169	0.0268

AREA SUMMARY

GROSS AREA	479,000 S.F. -	10.9963 AC.
RIGHT-OF-WAY	69,854 S.F. -	1.6036 AC.
NET AREA	409,146 S.F. -	9.3927 AC.
LOT 7 PARK SITE	5,317 S.F. -	0.1220 AC.
LOTS 23-28	7,421 S.F. -	0.1704 AC.
BUILDABLE LOT AREA	396,408 S.F. -	9.1003 AC.
MINIMUM LOT AREA	9,882 S.F. -	0.2269 AC.
MAXIMUM LOT AREA	34,770 S.F. -	0.7982 AC.
AVERAGE LOT AREA	18,876 S.F. -	0.4333 AC.

CITY OF NAPERVILLE STREET CLASSIFICATIONS

ALL STREETS WITHIN THIS SUBDIVISION SHALL BE CLASSIFIED AS LOCAL STREETS

STREET	FROM	TO	CLASSIFICATION
CAROLINE COURT	KEIM ROAD		LOCAL STREET

NOTES:

- IRON PIPES ARE AT ALL LOT CORNERS.
- ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.
- ALL EASEMENTS DEPICTED ON THE PLAT ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED. REFER TO THE PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS STATEMENT ON SHEET 2 OF 2 FOR SPECIFIC TERMS AND CONDITIONS.
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DIMENSIONS.
- SEE CAROLINE WOODS SUBDIVISION TREE PRESERVATION COVENANTS AND RESTRICTIONS, ORDINANCE #05-252.
- ALL OF LOTS 23 THROUGH 28, BOTH INCLUSIVE, ARE HEREBY GRANTED AS PUBLIC UTILITIES AND DRAINAGE EASEMENTS, AND ARE NOT BUILDABLE LOTS.
- CUL-DE-SAC ISLAND TO BE MAINTAINED INITIALLY BY THE DEVELOPER AND SUBSEQUENTLY BY THE HOMEOWNERS ASSOCIATION. BUILDINGS CONSTRUCTED IN THIS SUBDIVISION MUST COMPLY WITH BOTH MINIMUM AND MAXIMUM FRONT SETBACKS IN ORDER TO PRESERVE TREE AREAS.
- THE PROPOSED STREET AND UTILITIES SHALL BE PUBLICLY OWNED AND MAINTAINED.
- LOTS 23 THROUGH 28 WILL BE CONVEYED TO OWNERS OF LOTS 1216 THROUGH 1221 OF UNIVERSITY HEIGHTS 3B AS APPROPRIATE BY PROXIMITY.



INTECH CONSULTANTS, INC.
ENGINEERS / SURVEYORS

5413 WALNUT AVENUE DOWNERS GROVE, ILLINOIS
(630) 964-5656

PROFESSIONAL DESIGN FIRM IL REG. NO. 184-001040

SHEET 1 of 2 JOB NUMBER: 2005-025

LEGAL DESCRIPTION:

LOT 1231 IN UNIVERSITY HEIGHTS UNIT 3B, BEING A SUBDIVISION IN PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 4 AND THE EAST HALF OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1984 AS DOCUMENT R84-29111, IN WILL COUNTY, ILLINOIS.

REVISED: 2/21/06 PER C.O.N.
REVISED: 1/25/06 PER C.O.N. DATED 1-24-2006
PREPARED: 12/30/05

R2006-063527
APRIL 18-2006