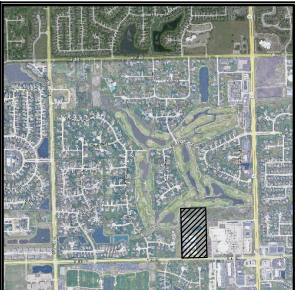


PRELIMINARY P.U.D. FOR THE BELVEDERE

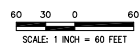
THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PARCEL INDEX NUMBER
07-01-16-400-004

PARCEL AREA
PARCEL AREA = 878,719 S.F.
OR 20.173 ACRES



LOCATION MAP



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

SITE DATA

A. TOTAL AREA	20.17 AC.
B. PROPOSED ZONING (C) PUD	0.91 AC.
C. 11111 R.O.W. DEDICATION	9.63 AC. OR 47.74%.
D. UNITS	212 UNITS
E. DENSITY	10.51 DU/AC.
F. 11111 STREET SETBACK	20 FT.
G. BUILDING HEIGHT	28 FT.
H. PARKING REQUIRED	477
I. PARKING PROVIDED	480
J. ACCESSIBLE PARKING SPACES REQUIRED	358
K. ACCESSIBLE PARKING SPACES PROVIDED	10

- NOTES**
- ADDITIONAL P.U. & D.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.
 - DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
 - ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
 - ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
 - ALL EASEMENTS DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
 - ALL EASEMENTS ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES (UNLESS OTHERWISE NOTED).
 - STORMWATER MANAGEMENT AND PUMP EASEMENTS WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
 - 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.
 - EASEMENTS TO BE PROVIDED PER CITY AND UTILITY COMPANY REQUIREMENTS.
 - FOR PROPOSED CONTOURS, GRADES, UTILITIES, STREETS AND SIDEWALKS REFER TO THE PRELIMINARY ENGINEERING DRAWINGS FOR THIS DEVELOPMENT.
 - ALL REQUIRED CERTIFICATES, STATEMENTS AND CITY CLERK RECORDING NOTE WILL BE PROVIDED ON FINAL PLAT.
 - ALL R.O.W. DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
 - THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SUBJECT PROPERTY BEING N 88°16'19" E (ASSUMED).
 - SIGNAGE EASEMENT WILL BE PROVIDED ON THE FINAL PLAT
 - ALL REQUIRED MONUMENTATION WILL BE PROVIDED ON THE FINAL SUBDIVISION PLAT

BENCHMARK CONTROL POINTS

ELEVATION REFERENCE MARK

NGS MONUMENT NAPERVILLE 248 (PID A03771): STATION IS IN SOUTHWEST CORNER OF INTERSECTION IN FRONT OF A SELF-SERVE GAS STATION AND CONVENIENCE STORE, 5 FEET FROM BACK OF CURB ON WEST SIDE OF IL 59. STATION IS 118.04 FEET SOUTH OF NAIL WITH PLASTIC TAG IN EAST FACE OF POWER POLE, 21.44 FEET SOUTHWEST OF + CHISEL ON TOP OF CONCRETE SIGN BASE, AND 15.24 FEET NORTH OF NAIL WITH PLASTIC TAG IN SOUTHWEST FACE OF POWER POLE. STATION IS STAINLESS STEEL ROD IN PVC SLEEVE WITH METAL CAP AND LID SET FLUSH WITH GROUND.
ELEVATION: 657.14 NAVD88

CONTROL POINTS

CP #204: SET "4" IN CONCRETE SIDEWALK ON EAST SIDE OF WESTERN ENTRANCE ON THE NORTH SIDE OF 11111 STREET.
NORTHING: 1826298.44
EASTING: 107599.24
ELEVATION: 659.87 NAVD 88

CP #205: SET "4" IN CONCRETE IN THE MIDDLE OF THE WESTERN PARKING LOT ENTRANCE TO SHOPPING CENTER NEAR THE SOUTHWEST CORNER OF THE SUBJECT SITE.
NORTHING: 1826294.74
EASTING: 107529.00
ELEVATION: 657.41 NAVD 88

NOTES

BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY CEMCON, LTD. ON JANUARY 16, 2022.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

ABBREVIATIONS

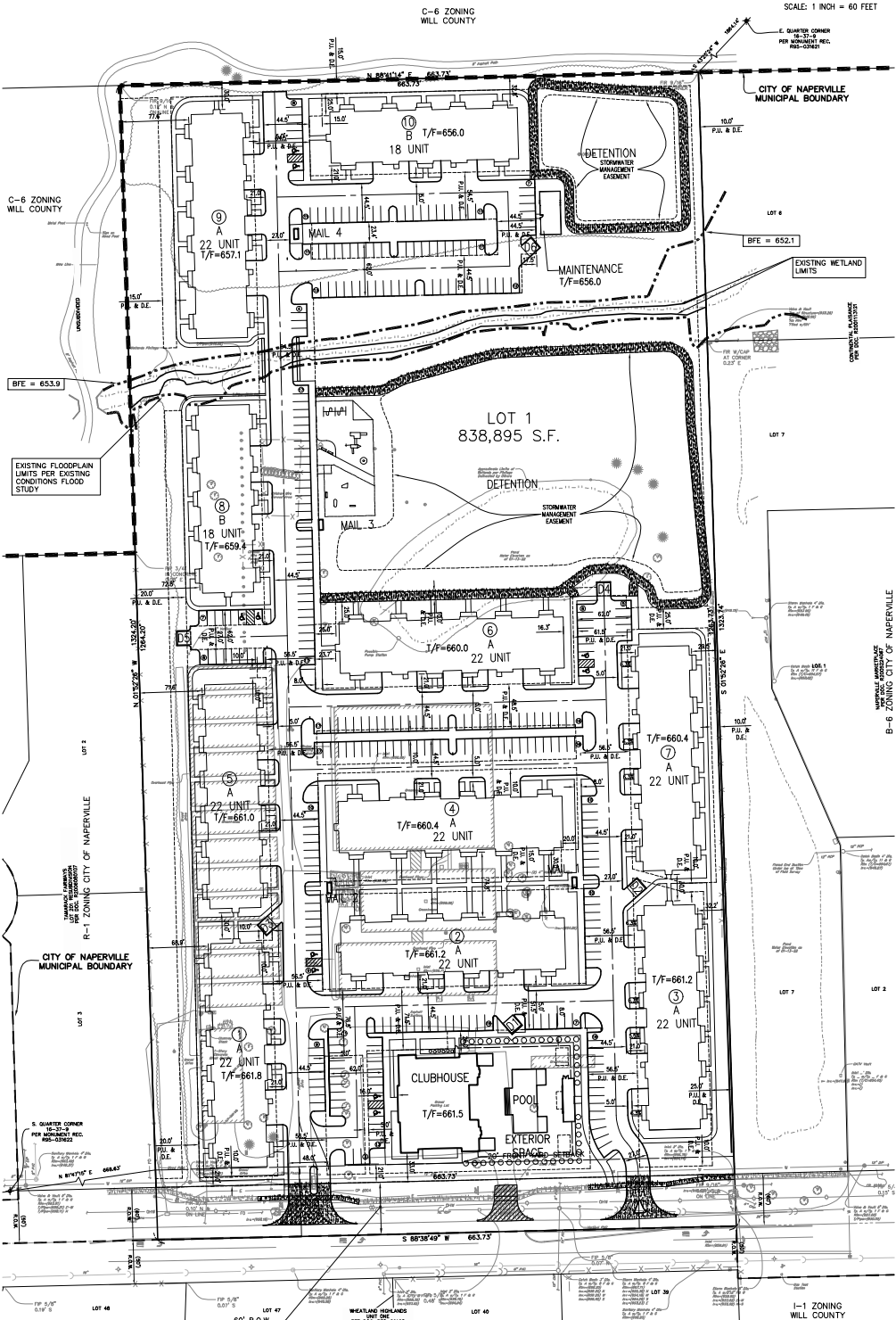
N.	- NORTH
S.	- SOUTH
E.	- EAST
W.	- WEST
NW.	- NORTHWEST
DOC.	- DOCUMENT
F.I.P.	- FOUND IRON PIPE
F.I.R.	- FOUND IRON ROD
MON.	- MONUMENT
Ø	- ON LINE
R.	- RECORD
L.	- ARC LENGTH
R.	- RADIUS
R.O.W.	- RIGHT OF WAY
Ac.	- ACRE
S.F.	- SQUARE FEET
B.S.L.	- BUILDING SETBACK LINE
DU/AC	- DWELLING UNITS PER ACRE
B.O.C.	- BACK OF CURB
B-B	- BACK TO BACK
P.U.D.	- PLANNED UNIT DEVELOPMENT
P.U. & D.E.	- INDICATES PUBLIC UTILITIES AND DRAINAGE EASEMENT

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)

STATEMENT OF INTENT AND CONCEPT

PETITIONER IS REQUESTING ANNEXATION, REZONING TO OO, A CONDITIONAL USE TO LOCATE MULTIFAMILY APARTMENT UNITS IN THE OO DISTRICT, AND PRELIMINARY PLAT APPROVAL WITH THE INTENT TO LOCATE 212 APARTMENT UNITS IN TEN (10) TWO-STORY BUILDINGS ON THE PROPERTY. THE DEVELOPMENT IS TO BE KNOWN AS THE BELVEDERE. ACCESS WILL BE PROVIDED OFF OF 11111 STREET. THE PROPERTY CURRENTLY CONSISTS OF A VACANT NURSERY AND GREENHOUSES WHICH WILL BE DEMOLISHED. THERE IS A CREEK AND A WETLAND ON THE PROPERTY WHICH WILL REMAIN UNDISTURBED. STORMWATER MANAGEMENT SUPPORT FOR THE DEVELOPMENT WILL BE PROVIDED. THE BUILDING MATERIALS WILL UTILIZE MODERN DESIGN ELEMENTS, CONSISTING OF STONE MASONRY, FIBER CEMENT VERTICAL BOARDS AND BATTEN SIDING, HORIZONTAL FIBER CEMENT SIDING, WOOD ARCHITECTURAL FEATURES ON THE CLUBHOUSE, STANDING SEAM METAL AND ARCHITECTURAL SHINGLE ROOFING MATERIALS. THE APARTMENTS WILL HAVE A NUMBER OF AMENITIES INCLUDING A CLUBHOUSE, SWIMMING POOL, EXTERIOR SPACE, AND BBQ GRILL. THE BELVEDERE WILL PROVIDE A GREAT OPPORTUNITY TO ENJOY THE SOUTH NAPERVILLE.



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SAN FRANCISCO, CA. 94108

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DISC NO.: 904411 FILE NAME: PREOVER
DRAWN BY: KMS FLD. BK. / PG. NO.: ---
COMPLETION DATE: 03-28-22 JOB NO.: 904411
XREF: TOPO PROJECT MANAGER: KUM
REV: 05-11-22/KMS PER CITY COMMENTS 04-26-22
REV: 07-06-22/JCC PER CITY COMMENTS 06-26-22

**PRELIMINARY P.U.D. FOR THE BELVEDERE
CITY OF NAPERVILLE PROJECT NO. 22-1-023**

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EXHIBIT E