

PINS  
07-14-204-010  
07-14-204-011  
07-14-204-012

PREPARED BY:  
HAEGER ENGINEERING, LLC  
CONSULTING ENGINEERS  
AND LAND SURVEYORS  
100 E. STATE PARKWAY  
SCHAUMBURG, IL 60173  
TEL: (847) 394-6600  
FAX: (847) 394-6608  
PROJECT NO. 22-028

PLAT PREPARED FOR,  
SUBMITTED BY, AND  
SEND NEW TAX BILL TO:  
VIEWS OF NAPERVILLE  
701 ROYAL SAINT GEORGE DRIVE  
NAPERVILLE, IL 60563  
TEL: (630) 796-7720

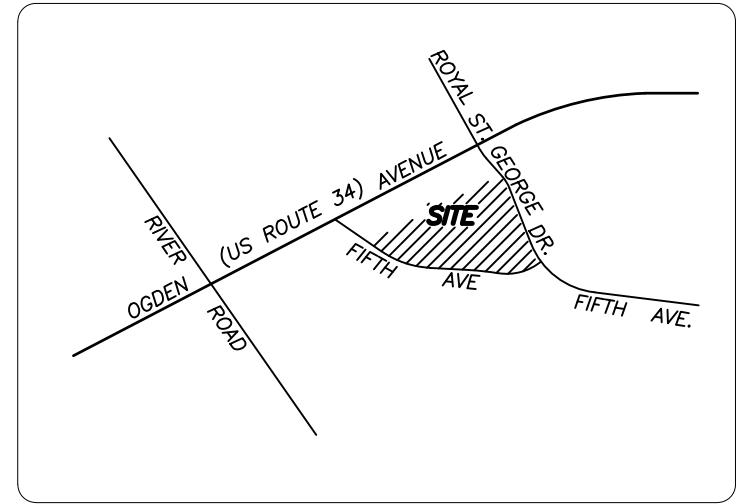
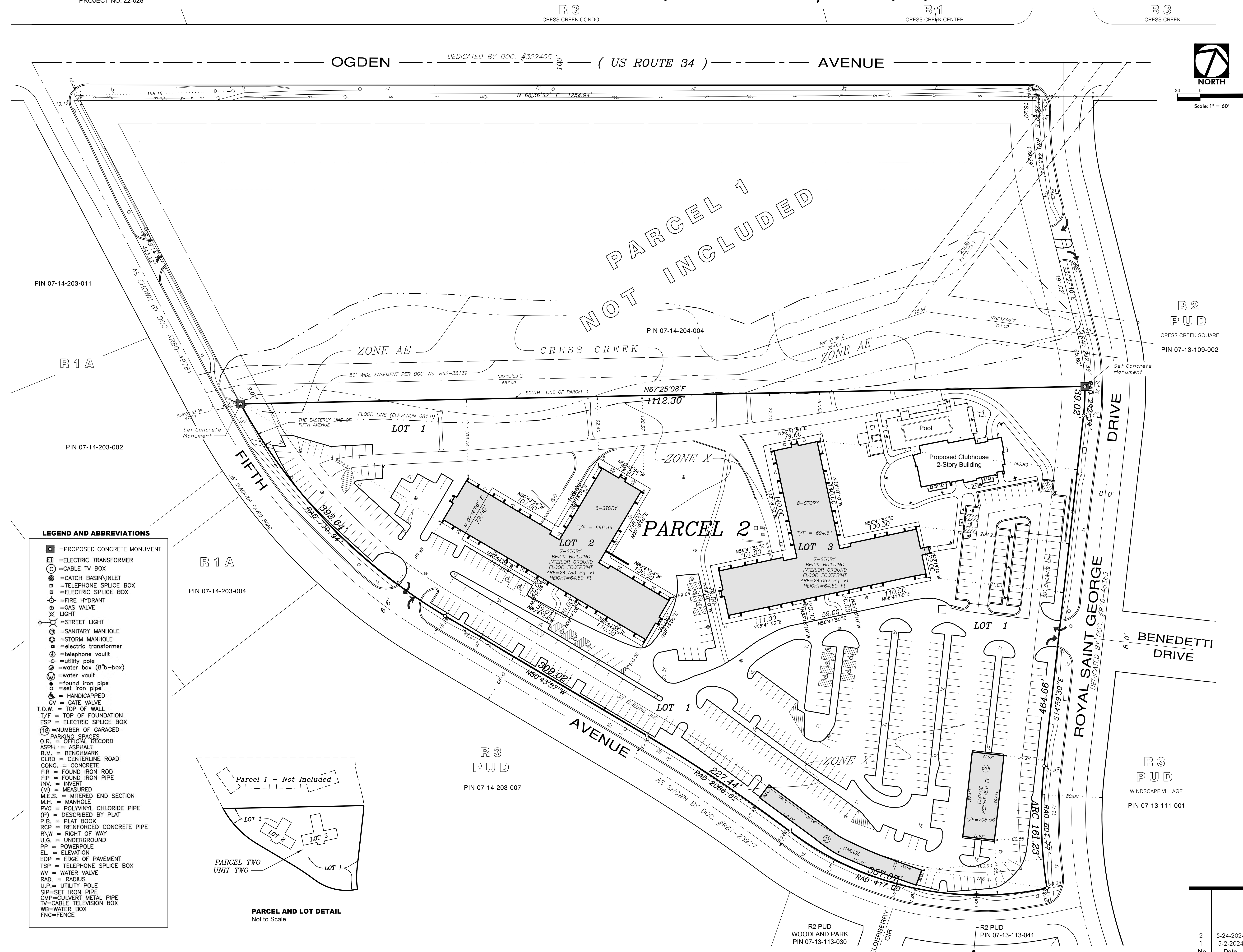
MAIL PLAT TO:  
CITY OF NAPERVILLE  
400 S. EAGLE STREET  
NAPERVILLE, IL 60540  
TEL: (630) 420-6111

# PRELIMINARY/ FINAL PUD PLAT

## OF

# HERITAGE HILL, UNIT TWO

SHEET 1 OF 2



VICINITY MAP  
Not to Scale

**LEGAL DESCRIPTION**  
PARCEL 2: LOTS 1, 2 AND 3 IN HERITAGE HILL UNIT 2, BEING A SUBDIVISION OF PART OF SECTIONS 13 AND 14, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 1981 AS DOCUMENT NUMBER R81-23927, IN DUPAGE COUNTY, ILLINOIS.

- NOTES**
1. Building lines are shown only where they are so recorded on the maps. Refer to your deed or abstract for additional zoning restrictions.
  2. All the streets adjoining the property are physically open and publicly dedicated.
  3. The bearings shown hereon are assumed.
  4. Building heights are in accordance with City of Naperville Ordinance Special Use, per Doc. R80-49776, DuPage County, Illinois dated 8-26-80.
  5. Floor area per dwelling and building setbacks are in accordance to the City of Naperville Planned.
  6. Parcel Two Unit 2 is zoned R-3 PUD.
  7. Underlying linework, notes, data, measurements, and calculations shown hereon with the exception of that contained in the Proposed Clubhouse Project Area- are taken from the ALTA/ ACSM Land Title Survey by Lambert and Associates. Revised date 11/12/13; File No. 98-606.

**FLOOD NOTE**  
By graphic plotting only, based on the "Dupage Regulatory Flood Map," map Number 17043C0141J, which bears an effective date of August 1, 2019, part of this property (Lot 1 Unit 1 and Lot 1 Unit 2) is in a Special Flood Hazard Area (Zone AE and A.)

**AREA SUMMARY**

PROPERTY AREA	Area
Parcel 1	459,814.94 s.f.
Parcel 2	468,472.43 s.f.
Total Area	928,287.37 s.f.

**PARCEL 2**

Lot	Area
Lot 1 Area	402,437.26 s.f.
Garage Area	9,692 s.f.
Clubhouse Area	5,835 s.f.
Lot 2 Area	31,635.61 s.f.
Building Area	24,783 s.f.
Lot 3 Area	34,399.56 s.f.
Building Area	24,062 s.f.

**PARKING SUMMARY**

PARCEL 2 (Existing and Proposed Condition)	Count
Standard Parking Stalls	435
Accessible Parking Stalls	18
Garage Spaces	41

**PROPOSED CLUBHOUSE PROJECT AREA**

Condition	Count
Existing Condition	
Standard Parking Stalls	57
Accessible Parking Stalls	3
Total Parking Stalls	60
Proposed Condition	
Standard Parking Stalls	57
Accessible Parking Stalls	3
Total Parking Stalls	60

The Proposed Clubhouse Project has no impact on the parking count.

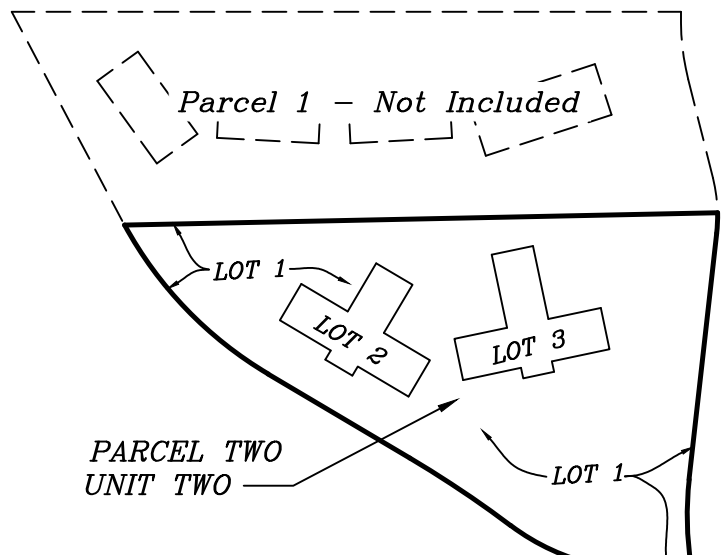
City of Naperville Project No. 23-10000113  
Originally Prepared: 03/22/2024 Haeger Project No. 22-028

**HAEGER ENGINEERING**  
consulting engineers • land surveyors

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No.	Date	Revision
2	5-24-2024	Per City Review
1	5-2-2024	Per City Review

- LEGEND AND ABBREVIATIONS**
- ☐ = PROPOSED CONCRETE MONUMENT
  - ⊕ = ELECTRIC TRANSFORMER
  - ⊖ = CABLE TV BOX
  - ⊙ = CATCH BASIN/INLET
  - ⊗ = TELEPHONE SPlice BOX
  - ⊕ = ELECTRIC SPlice BOX
  - ⊙ = FIRE HYDRANT
  - ⊗ = GAS VALVE
  - ⊙ = LIGHT
  - ⊕ = STREET LIGHT
  - ⊖ = SANITARY MANHOLE
  - ⊙ = STORM MANHOLE
  - ⊗ = electric transformer
  - ⊕ = telephone vault
  - ⊙ = utility pole
  - ⊗ = water box (8"b-box)
  - ⊕ = water vault
  - ⊙ = found iron pipe
  - ⊗ = set iron pipe
  - ♿ = HANDICAPPED
  - GV = GATE VALVE
  - T.O.W. = TOP OF WALL
  - T/F = TOP OF FOUNDATION
  - ESP = ELECTRIC SPlice BOX
  - (18) = NUMBER OF GARAGED PARKING SPACES
  - O.R. = OFFICIAL RECORD
  - ASPH. = ASPHALT
  - B.M. = BENCHMARK
  - CLRD = CENTERLINE ROAD
  - CONC. = CONCRETE
  - FIR = FOUND IRON ROD
  - FIP = FOUND IRON PIPE
  - INV. = INVERT
  - (M) = MEASURED
  - M.E.S. = MITERED END SECTION
  - M.H. = MANHOLE
  - PVC = POLYVINYL CHLORIDE PIPE
  - (P) = DESCRIBED BY PLAT
  - P.B. = PLAT BOOK
  - RCF = REINFORCED CONCRETE PIPE
  - R.W. = RIGHT OF WAY
  - U.G. = UNDERGROUND
  - PP = POWERPOLE
  - EL. = ELEVATION
  - EOP = EDGE OF PAVEMENT
  - TSP = TELEPHONE SPlice BOX
  - WV = WATER VALVE
  - RAD. = RADIUS
  - U.P. = UTILITY POLE
  - SIP = SET IRON PIPE
  - CMP = CULVERT METAL PIPE
  - TV = CABLE TELEVISION BOX
  - WB = WATER BOX
  - FNC = FENCE



PARCEL AND LOT DETAIL  
Not to Scale

# PRELIMINARY/ FINAL PUD PLAT OF VIEWS OF NAPERVILLE PARCEL TWO, UNIT TWO

### OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

THIS IS TO CERTIFY THAT \_\_\_\_\_ IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT \_\_\_\_\_ CITY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ MONTH, 20\_\_\_\_.

BY: \_\_\_\_\_ SIGNATURE ATTEST: \_\_\_\_\_ SIGNATURE

TITLE: \_\_\_\_\_ PRINT TITLE ATTEST: \_\_\_\_\_ PRINT TITLE

### NOTARY'S CERTIFICATE

STATE OF \_\_\_\_\_ )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_, AND \_\_\_\_\_, OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH \_\_\_\_\_ AND \_\_\_\_\_, RESPECTFULLY, APPEARED

BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ MONTH, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC SIGNATURE

\_\_\_\_\_  
PRINT NAME

MY COMMISSION EXPIRES ON \_\_\_\_\_ MONTH \_\_\_\_\_ DATE, 20\_\_\_\_.

### CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF DU PAGE )

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

BY: \_\_\_\_\_ MAYOR ATTEST: \_\_\_\_\_ CITY CLERK

### PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF DU PAGE )

APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION

AT A MEETING HELD THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

BY: \_\_\_\_\_ CHAIRMAN ATTEST: \_\_\_\_\_ SECRETARY

### DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF DU PAGE )

THIS INSTRUMENT \_\_\_\_\_, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS,

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

\_\_\_\_\_  
RECORDER OF DEEDS

### LAND SURVEYOR CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1, 2 AND 3 IN HERITAGE HILL UNIT 2, BEING A SUBDIVISION OF PART OF SECTIONS 13 AND 14, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 1981 AS DOCUMENT NUMBER R81-23927, IN DUPAGE COUNTY, ILLINOIS.

DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

I DO HEREBY FURTHER CERTIFY THAT UPON COMPLETION OF CONSTRUCTION, IRON PIPES AT ALL INTERIOR LOT CORNERS AND POINTS OF CHANGE IN ALIGNMENT WILL BE SET, AS REQUIRED BY THE PLAT ACT (765 ILCS 205/0.01 ET SEQ.). I FURTHER CERTIFY THAT ALL EXTERIOR CORNERS OF THE SUBDIVISION HAVE BEEN MONUMENTED PRIOR TO RECORDATION OF THE SUBDIVISION PLAT AND THAT CONCRETE MONUMENTS HAVE BEEN SET AS REQUIRED. THIS IS TO FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, DUPAGE COUNTY, ILLINOIS, WHICH HAS AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT BASED ON INFORMATION PROVIDED ON THE FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NO. 17043C0141J DATED AUGUST 1, 2019 PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DUPAGE COUNTY, ILLINOIS AND INCORPORATED AREAS, PART OF THIS PROPERTY (LOT 1 UNIT 1 AND LOT 1 UNIT 2) IS IN A SPECIAL FLOOD HAZARD AREA (ZONE AE AND A).

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

\_\_\_\_\_, ILLINOIS \_\_\_\_\_ DATE

BY: \_\_\_\_\_

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. \_\_\_\_\_

2	5-24-2024	Per City Review
1	5-2-2024	Per City Review
No.	Date	Revision