

VICINITY MAP
NOT TO SCALE

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT OF THE RESIDENCES AT NAPER AND PLANK NAPERVILLE, IL

BEING PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

BUILDING HEIGHTS

3-STORY ROWHOMES: 37.33'
2-STORY TOWNHOMES: 26.66'

AREA NOTE

IMPERVIOUS AREA 196,648 SF (4.51 AC) - 56%
PERVIOUS AREA 155,445 SF (3.57 AC) - 44%

THIS PLAT HAS BEEN SUBMITTED FOR
RECORDING BY **AND RETURN TO**
NAME: NAPERVILLE CITY CLERK
ADDRESS: 400 S. EAGLE STREET
NAPERVILLE, IL
60540

GRAPHIC SCALE



1" = 50'

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE
COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE
1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE 41° 47' 31.86719" N
LONGITUDE 88° 07' 11.44965" W
ELLIPSOIDAL HEIGHT: 647.015 SFT
GROUND SCALE FACTOR 1.000520596
ALL MEASUREMENTS ARE ON THE GROUND.

FLOOD HAZARD NOTE

AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE
COUNTY, ILLINOIS (COMMUNITY PANEL NO. 17043C0161J) WITH
EFFECTIVE DATE AUGUST 01, 2019, NO PART OF THE
PROPERTY DESCRIBED HEREON FALLS WITHIN A SPECIAL
HAZARD ZONE (ZONE X).

BENCHMARK/CONTROL POINTS PER TOPOGRAPHIC
SURVEY, PREPARED BY CEMCON, LTD. DATED 08-05-24

ELEVATION REFERENCE MARKS

CITY OF NAPERVILLE SURVEY MONUMENT - STATION NO. 703:
BERNSTEIN 3D TOP SECURITY MONUMENT, CONSISTING OF A 9/16" DIA.
STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4" LONG
ROD TOTALING (8') IN LENGTH WITH GREASED TOP SECURITY
SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC 6
ALUMINUM ACCESS COVER, LOCATED ON THE NORTH SIDE OF U.S.
ROUTE 34 (OGDEN AVENUE), APPROXIMATELY 350 FEET WEST OF THE
CENTERLINE OF NAPERVILLE-WHEATON ROAD BETWEEN THE
SOUTHERLY ENTRANCE ROADS TO THE OGDEN MALL SHOPPING
CENTER. MONUMENT IS NORTH OF THE CONCRETE WALK
APPROXIMATELY 8.20 FEET NORTHERLY OF SQUARE CUT IN TRAFFIC
SIGNAL HAND HOLE BETWEEN THE CURB LINE AND THE SIDEWALK
ON THE NORTH SIDE OF OGDEN AVENUE.
ELEV. 780.31 NAVD88

CP #107 - SET 'X' IN CONCRETE SURROUND FOR TRAFFIC SIGNAL
HAND HOLE LOCATED AT THE WESTERLY MOST CORNER OF PLANK
AND NAPERVILLE ROADS.
NORTHING: 1866857.25
EASTING: 1042867.54
ELEVATION: 754.02 NAVD88

CP #111 - SET 'X' IN CONCRETE SIDEWALK AT THE SOUTHWEST
CORNER OF NAPERVILLE-WHEATON AND BURLINGTON ROADS.
NORTHING: 1866888.42
EASTING: 1041984.25
ELEVATION: 764.09 NAVD88

TBM5 - RAILROAD SPIKE IN UTILITY POLE AT SOUTHWEST CORNER
OF BURLINGTON AVENUE AND TUTTILL ROAD.
ELEV.=762.91 NAVD88

NAPER BOULEVARD
HERE TO BE DEDICATED
OPEN AND PUBLIC
PER DOC. R88-063681

NOT INCLUDED

LEGAL DESCRIPTION

PARCEL 1:

LOTS 12, 13, 14, 15, 16, AND 17 IN BLOCK 3 IN ARTHUR T. MCINTOSH AND COMPANY'S
DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38
NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE
PLAT THEREOF RECORDED JUNE 21, 1938, AS DOCUMENT NUMBER 390671, AND
THAT PART OF VACATED BURLINGTON AVENUE ACCORDING TO THE PLAT THEREOF
RECORDED MAY 20, 2008 AS DOCUMENT NUMBER R2008-083423, TOGETHER WITH
THAT PART OF LAND VACATED IN PLAT OF VACATION RECORDED MAY 25, 2018 AS
DOCUMENT NUMBER R2018-046338, IN DUPAGE COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM THAT PART OF LOT 12 DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 12; THENCE EAST ALONG
THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 270.24 FEET TO THE POINT OF
BEGINNING; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF
85 DEGREES, 57 MINUTES, 13 SECONDS TO THE RIGHT OF THE PROLONGATION OF
THE LAST DESCRIBED COURSE, A DISTANCE OF 100.21 FEET TO THE SOUTHEAST
CORNER OF LOT 12; THENCE NORTH ALONG THE EAST LINE OF LOT 12, A DISTANCE
OF 100.0 FEET TO THE NORTHEAST CORNER OF LOT 12; THENCE WEST ALONG THE
NORTH LINE OF LOT 12, A DISTANCE OF 9.76 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOTS 15, 16, AND 17 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S DUPAGE
FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE
10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
RECORDED JUNE 21, 1938, AS DOCUMENT NUMBER 390671, TOGETHER WITH THAT
PART OF LAND VACATED IN PLAT OF VACATION RECORDED MAY 25, 2018 AS
DOCUMENT NUMBER R2018-046338, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

LOT 1 (EXCEPT THAT PART DEDICATED PER DOCUMENT NUMBER R1989-063681), LOT
2, 3, 4, AND 5 IN BLOCK 7 IN ARTHUR T. MCINTOSH AND COMPANY'S DUPAGE FARMS,
BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10,
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
RECORDED JUNE 21, 1938, AS DOCUMENT NUMBER 390671, TOGETHER WITH THAT
PART OF VACATED BURLINGTON AVENUE ACCORDING TO THE PLAT THEREOF
RECORDED MAY 20, 2008 AS DOCUMENT NUMBER R2008-083423, AND THAT PART
OF LAND VACATED IN PLAT OF VACATION RECORDED MAY 25, 2018 AS DOCUMENT
NUMBER R2018-046338, IN DUPAGE COUNTY, ILLINOIS.

CITY OF NAPERVILLE PROJECT NUMBER: 24-10000128

OWNER / SUBDIVIDER

Lincoln Property Company
120 N. LaSalle Street, Suite 2900
Chicago, IL 60602
847-208-0915
Contact: Zack Grabijas, PE

SURVEYOR / ENGINEER

V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200

AREA

LOT 1:	66,154 SQ. FT.	1.5187 ACRES
LOT 2:	258,696 SQ. FT.	5.9389 ACRES
LOT 3:	27,047 SQ. FT.	0.6209 ACRES
R.O.W.	5,729 SQ. FT.	0.1315 ACRES
TOTAL:	357,626 SQ. FT.	8.2100 ACRES

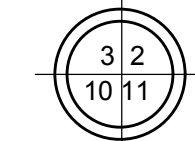
SURVEYOR'S NOTES:

- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
- SUBDIVIDED LOTS AND EXTERIOR BOUNDARY CORNERS SHALL BE MONUMENTED WITH
5/8" IRON RODS, UNLESS SHOWN OTHERWISE, IN CONFORMANCE WITH STATE STATUTES
AND LOCAL SUBDIVISION CONTROL ORDINANCES WITHIN 18 MONTHS OF RECORDATION OF
THE PLAT.
- THE FOLLOWING UTILITIES SHALL BE MAINTAINED ACCORDINGLY:

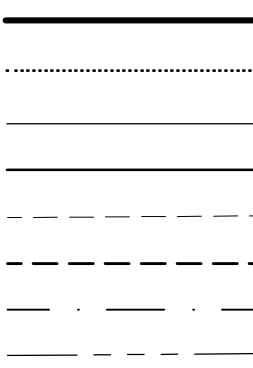
WATERMAIN - PUBLIC (CITY)
SANITARY SEWER - PUBLIC (CITY)
STORM SEWER - PUBLIC (CITY)
ELECTRIC - PUBLIC (CITY)
GAS - PRIVATE - NICOR GAS
TELEPHONE - PRIVATE
CABLE - PRIVATE

UTILITY SERVICES TO EACH BUILDING SHALL BE PRIVATELY OWNED AND MAINTAINED.
- EXISTING ZONING UNINCORPORATED DUPAGE COUNTY: ZONE R-3 (SINGLE FAMILY)
PROPOSED ZONING: CITY OF NAPERVILLE R-3A MEDIUM DENSITY MULTIPLE FAMILY - PUD

LEGEND



SECTION CORNER



SUBDIVISION BOUNDARY LINE
UNDERLYING LOT LINE
EXISTING LOT LINE
PROPOSED LOT LINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
BUILDING SETBACK LINE
SECTION LINE

N

S

E

W

CB

A

R

P.U.D.

D.E.

(0.00')

0.00'

■

B.S.L.

○ FIP

○ FIR

○ FMN

PU&DE TO BE GRANTED.

STORMWATER

MANAGEMENT EASEMENT

TO BE GRANTED.

RECORD DATUM

CALCULATED DATUM

SET CONCRETE MONUMENT

FOUND IRON PIPE W/SIZE

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