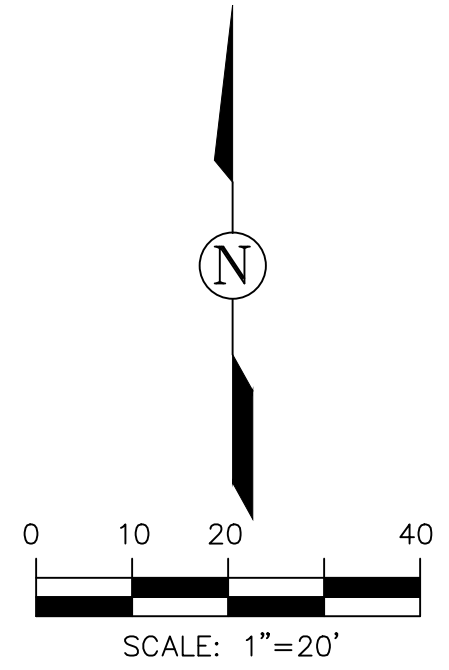
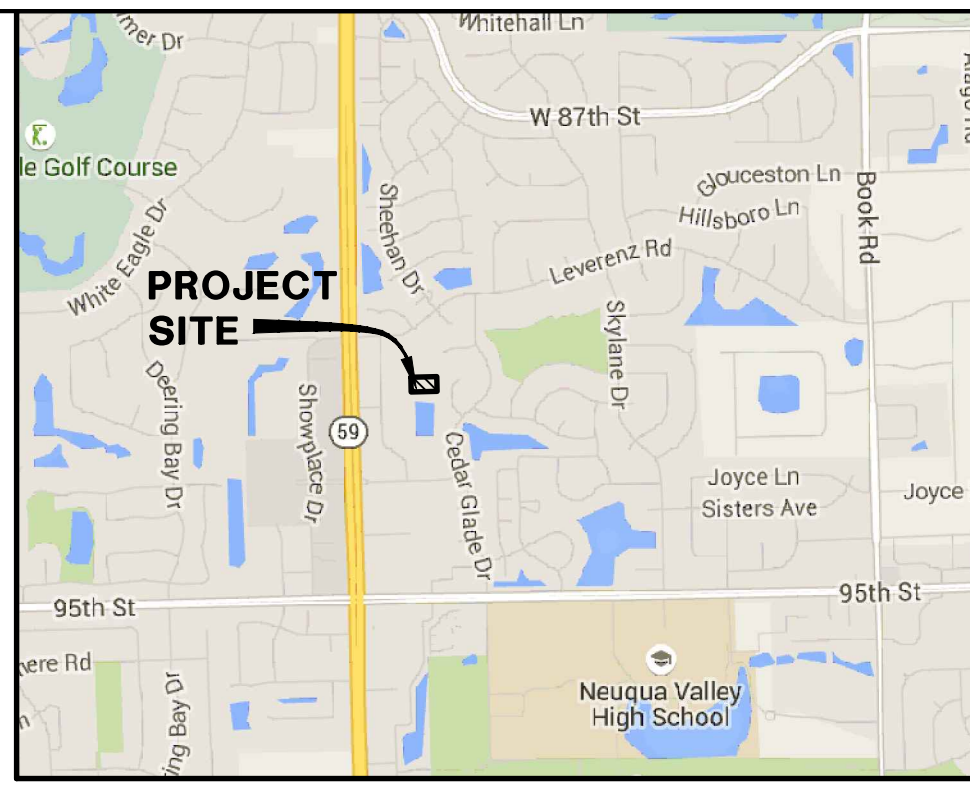


FINAL PLANNED UNIT DEVELOPMENT PLAT FOR LOT 2 - CANTORE PLACE LOT 1 RESUBDIVISION

PIN: 07-01-03-307-139-0000
ADDRESS: 2708 FORGUE DRIVE
NAPERVILLE, IL 60564

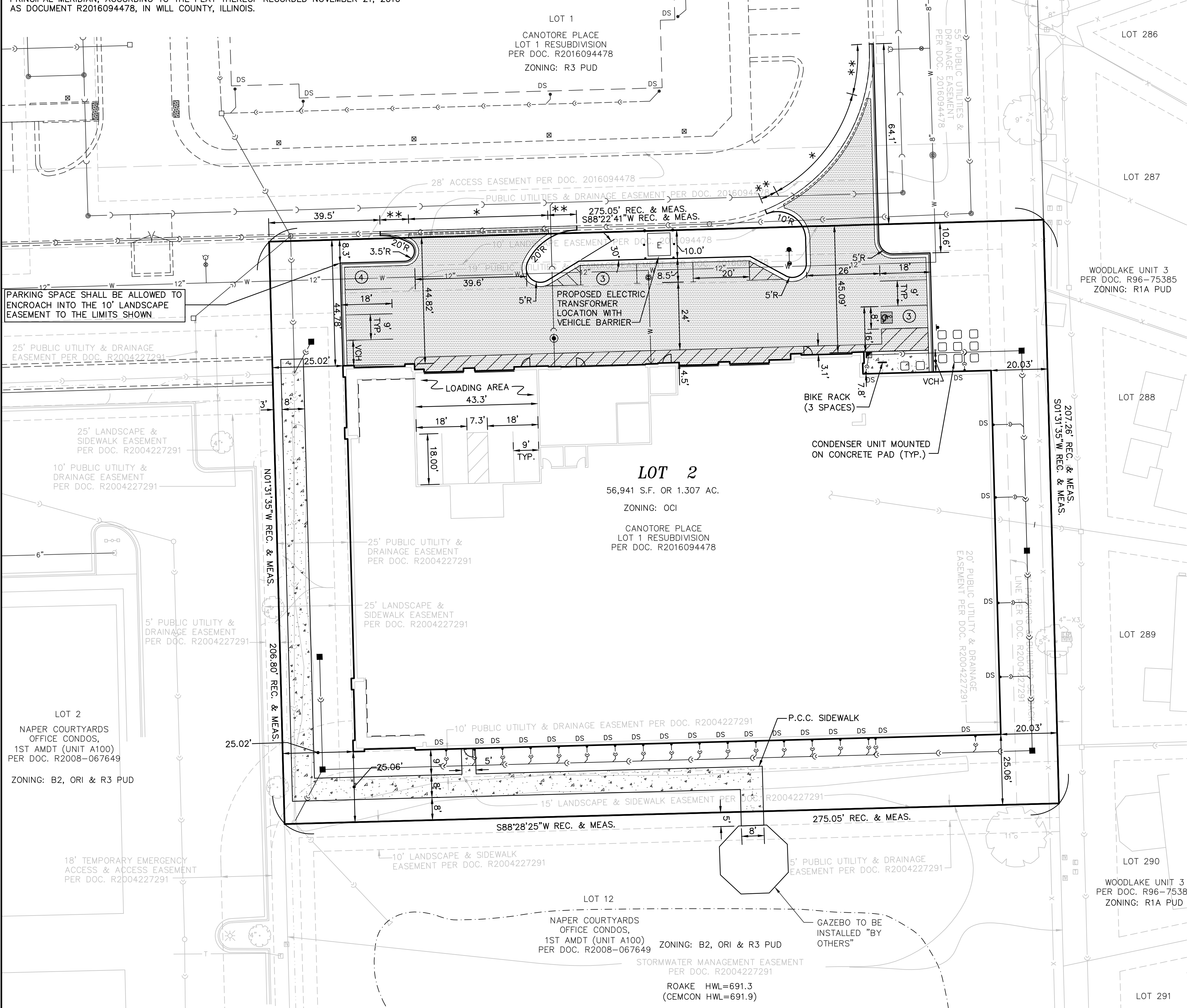
THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: NAPERVILLE CITY CLERK
ADDRESS: 400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540



FINAL PUD CHARACTER STATEMENT
THIS MAJOR CHANGE TO LOT 2 - CANTORE PLACE LOT 1 RESUBDIVISION PLANNED UNIT DEVELOPMENT CONSISTS OF A LOT BEING 56,941 SQUARE FEET OR 1.307 ACRES TO ALLOW ENCROACHMENT OF THE PARKING LOT AND ACCESS TO THE PROPERTY IN AND THROUGH EXISTING LANDSCAPE EASEMENT AND PUBLIC UTILITIES & DRAINAGE EASEMENT.

PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

LEGAL DESCRIPTION
LOT 2 IN CANTORE PLACE LOT 1 RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 2016 AS DOCUMENT R2016094478, IN WILL COUNTY, ILLINOIS.



LEGEND

PROPOSED	EXISTING	DESCRIPTION
●	○	MANHOLE
■	□	CATCH BASIN
○	○	INLET
○	○	VALVE & VAULT
○	○	VALVE & BOX
○	○	FIRE HYDRANT
○	○	STREET LIGHT
○	○	POWER POLE
○	○	GAS VALVE
○	○	TELEPHONE MANHOLE
○	○	TELEPHONE PEDESTAL
○	○	ELECTRIC MANHOLE
○	○	ELECTRIC PEDESTAL
○	○	ELECTRIC HAND HOLE
○	○	CABLE TELEVISION PEDESTAL
○	○	ROADWAY/HANDICAP SIGN
○	○	STORM SEWER
○	○	SANITARY SEWER
○	○	WATERMAIN
○	○	FORCEMAIN
○	○	END SECTION
○	○	CORRUGATED METAL PIPE
○	○	ELECTRIC LINE
○	○	GAS LINE
○	○	TELEPHONE LINE
○	○	FIBER OPTIC CABLE
○	○	OVERHEAD POWER LINES
○	○	CABLE TELEVISION
○	○	FENCE LINE
○	○	SIDEWALK
○	○	CURB
○	○	SUBDIVISION BOUNDARY
○	○	EXISTING LOT LINE
○	○	CENTER LINE
○	○	LOT LINE
○	○	EASEMENT LINE
○	○	BUILDING LINE
○	○	SECTION LINE

ABBREVIATIONS

REC.	RECORD DATA
M.	MEASURED DATA
D.	DEEDED DATA
C.	CALCULATED DATA
R.	RADIUS
A.	ARC DATA
ROW	RIGHT OF WAY
PL	PROPERTY LINE
CL	CENTERLINE
PU & DE	PUBLIC UTILITY & DRAINAGE EASEMENT
G	GROUND
TEL	TELEPHONE
E	ELECTRIC
CATV	CABLE TELEVISION
INV	INVERT
TWL	TOP OF WALL
BWL	BOTTOM OF WALL
TF	TOP OF FOUNDATION
LO	LOOK OUT
WO	WALK OUT
GF	GARAGE FLOOR
HWL	HIGH WATER LEVEL
NWL	NORMAL WATER LEVEL
LNA	LIMITS OF NATURAL AREA

BENCHMARKS

- REFERENCE BENCHMARKS:**
- CITY OF NAPERVILLE STATION NO. 1003; LOCATED AT THE SOUTHWEST CORNER OF LEVERN RD AND STONELEIGH COURT.
ELEVATION= 691.88 (NAVD88)
 - CITY OF NAPERVILLE STATION NO. 1501; LOCATED AT THE SOUTHWEST CORNER OF GRASSMERE ROAD AND KINGBIRD COURT.
ELEVATION= 691.72 (NAVD88)
- SITE BENCHMARKS:**
- SBM#1: CUT CROSS ON THE TOP OF CURB OF THE WEST CURB RETURN OF THE SOUTH CURBLINE OF THE INTERSECTION OF LEVERN RD AND FORGUE DRIVE (PRIVATE ROAD). SAID CROSS IS 20.9± FEET SOUTH AND 36.9± FEET WEST OF THE CENTERLINE INTERSECTION OF LEVERN RD AND FORGUE DRIVE.
ELEVATION= 696.56
 - SBM#2: CUT CROSS ON THE TOP OF CURB ON THE EAST CURBLINE OF FORGUE DRIVE (PRIVATE ROAD). SAID CROSS IS 43.3± FEET NORTH AND 12.9± FEET EAST OF A SANITARY MANHOLE IN THE CENTER OF FORGUE DRIVE 5.7± FEET NORTH OF THE SOUTHWEST CORNER OF THE PROJECT SITE.
ELEVATION= 692.74
- NOTE: VERTICAL DATUM (CITY) USED BY ROAKE AND ASSOCIATES, INC. IS 0.63± FEET LOWER THAN DATUM USED BY CEMCON LTD. FOR THE UNDERLYING SUBDIVISION.

SITE DATA

GROSS AREA:	56,941 S.F. OR 1.307 ACRES
NET AREA:	56,941 S.F. OR 1.307 ACRES
BUILDING AREA:	1,720 S.F.
-LOADING AREA	30,655 S.F. (WITH LOADING AREA)
-1ST FLOOR	30,713 S.F.
-2ND FLOOR	24,829 S.F.
-3RD FLOOR	
-TOTAL	84,477 S.F. (WITHOUT LOADING AREA)
FLOOR AREA RATIO	84,477 S.F./56,941 S.F. = 1.48
PARKING:	10 SPACES EXTERNAL (INCLUDING 1 HANDICAP SPACE) 4 SPACES INTERNAL
PERVIOUS AREA:	15,098 S.F. (26.52%)
IMPERVIOUS AREA:	30,655 S.F. (53.84%)
BUILDING	11,188 S.F. (19.65%)
PATH, SIDEWALK & PARKING LOT:	
NOTE:	ADDITIONAL COMMON OPEN SPACE FOR THE PROPOSED DEVELOPMENT IS PROVIDED IN THE RETENTION POND AREA TO THE SOUTH, LOT 12 CANTORE PLACE PER DOC. R2004-227291.
PUBLIC UTILITIES AND DRAINAGE EASEMENT AREA:	15,910 S.F. OR 0.365 ACRES
LANDSCAPE EASEMENT AREA:	9,944 S.F. OR 0.228 ACRES
PROPOSED ZONING:	OCI- OFFICE, COMMERCIAL AND INSTITUTIONAL DISTRICT

NOTES:

- B6.12 CONCRETE CURB AND GUTTER HAVE BEEN DIMENSIONED TO THE BACK OF CURB. A MINIMUM OF 4 INCHES OF AGGREGATE BASE SHALL BE PLACED BENEATH ALL CURB AND SHALL EXTEND 18 INCHES BEYOND BACK OF CURB.
- VCH - VARIABLE CURB HEIGHT, SEE GRADING PLAN
- FOR PROPOSED BUILDING DIMENSIONS, SEE ARCHITECTURAL PLANS.
- UNLESS OTHERWISE NOTED, ALL PAVEMENT MARKINGS SHALL BE YELLOW PAINT, 4-INCHES WIDE.
- EXISTING TOPOGRAPHIC INFORMATION DEPICTED ON LOT 2 IS BASED ON FIELD SURVEY OBTAINED MARCH 27, 2015.
- PROPOSED LOT 1 (CAPITAL SENIORS HOUSING) INFRASTRUCTURE HAS BEEN SHOWN WITH DASHED LINES. SEE THE APPROVED FINAL ENGINEERING PLANS PREPARED BY ROAKE AND ASSOCIATES, INC. REVISION DATE 12/5/16 FOR DETAILS.
- THIS IS NOT A PLAT OF SUBDIVISION. REFER TO CANTORE PLACE LOT 1 RESUBDIVISION, RECORDED NOVEMBER 21, 2016 AS DOCUMENT R2016094478 FOR RECORD BEARINGS AND DIMENSIONS.

CITY PROJECT NO. 17-1000073

ROAKE AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
1884 QUINCY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60564
TEL (630) 366-3232 • FAX (630) 366-3287

PREPARED FOR:
THE BSC GROUP
600 W. VAN BUREN STREET, SUITE 204
CHICAGO, ILLINOIS 60607
TEL. (312) 207-8237
FAX. (312) 277-6777

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	07/20/17	REV. PER CITY RVW DATED 6/30/17			
2	08/15/17	REV. PER CITY RVW DATED 08/08/17			

LOT 2 - CANTORE PLACE LOT 1 RESUBDIVISION

PLANNED UNIT DEVELOPMENT

DRN./CKD. BY:SRH/JGC/DRM	FILE: 8411PUD	F.LD. BK./PG.: 259/47-52	SHEET NO. 2
SCALE: 1"=20'	DATE: 05/24/17	JOB NO.: 841.001	1 OF 2

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OWNER'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

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 _____ ILLINOIS, THIS ____ DAY OF _____ 20____

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE

TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

I, _____ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF _____ AND _____ OF _____

TITLE PRINT NAME TITLE
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 ____ 20____
DATE MONTH YEAR

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON ____ 20____
MONTH DATE YEAR

MORTGAGEE CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

_____ AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN (PRINT MORTGAGEE NAME)

MORTGAGE DATED _____, 20____, AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF _____ COUNTY, ILLINOIS ON THE

DATE DAY OF _____ YEAR
MONTH

AS DOCUMENT NO. _____ HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

DATED THIS ____ DAY OF _____, 20____

MORTGAGEE NAME: _____

BY: _____ ATTEST: _____

ITS: _____ ITS: _____

NOTARY'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ } SS

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

(NAME) _____ (TITLE) _____

OF _____ AND (NAME) _____

(TITLE) _____ OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH

(TITLE) _____ AND (TITLE) _____ RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND 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 _____, AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS ____ DATE ____ DAY OF ____ MONTH ____ 20____ YEAR

NOTARY PUBLIC

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

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

OF _____ 20____

BY: _____ ATTEST: _____
MAYOR CITY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

APPROVED BY THE NAPERVILLE PLAN COMMISSION AT A MEETING HELD THE _____ DAY OF _____, A.D. 20____

BY: _____ ATTEST: _____
CHAIRMAN SECRETARY

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF WILL } SS

THIS INSTRUMENT _____ WAS FILED FOR RECORD

IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS

ON THE _____ DAY OF _____, 20____

AT _____ O'CLOCK ____M.

WILL COUNTY TAX MAPPING DEPARTMENT CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF WILL } SS

RECORDER OF DEEDS

I, _____ DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THIS PLAT FOR THAT PORTION WITHIN THE LIMITS OF WILL COUNTY AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT.

THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP _____ AND IS IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER

(P.I.N.) 07-01-307-139-0000

DATED THIS ____ DAY OF _____, A.D., 20____

DIRECTOR

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, DOUGLAS R. McCLINTIC, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.

LOT 2 IN CANTORE PLACE LOT 1 RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 2016 AS DOCUMENT R2016094478, IN WILL COUNTY, ILLINOIS.

I, FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, WHICH HAS ADOPTED 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 AND THAT SAID SUBDIVISION IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 17197C0030 E, DATED SEPTEMBER 6, 1995.

THIS PLAT HAS BEEN PREPARED BY ROAKE AND ASSOCIATES, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 807, LICENSE EXPIRES APRIL 30, 2019, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 20____

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 035-002992
LICENSE VALID THROUGH NOVEMBER 30, 2018



AMENDED LANDSCAPE EASEMENT PROVISION

PURSUANT TO THE FINAL PLAT OF SUBDIVISION FOR CANTORE PLACE LOT 1 RESUBDIVISION, RECORDED AS DOCUMENT NO 2016094478 IN WILL COUNTY, ILLINOIS, A LANDSCAPE EASEMENT WAS RESERVED AND GRANTED TO CSH NAPERVILLE, LLC, ITS SUCCESSOR AND ASSIGNS OVER ALL AREAS MARKED "LANDSCAPE EASEMENT" ON SAID PLAT OF SUBDIVISION. SAID LANDSCAPE EASEMENT PROHIBITED PARKING IN THE LANDSCAPE EASEMENT. SAID LANDSCAPE EASEMENT PROVISION CONTAINED ON THE PLAT RECORDED IN WILL COUNTY AS DOCUMENT NUMBER 2016094478 IS HEREBY AMENDED TO PERMIT PARKING TO ENCROACH 17' INTO SAID LANDSCAPE EASEMENT AS DEPICTED HEREON. OTHER THAN AS AMENDED HEREBY, SAID LANDSCAPE EASEMENT PROVISIONS SHALL REMAIN IN FULL FORCE AND EFFECT.

AGREE TO BY ALL OWNERS:

CSH NAPERVILLE, LLC 5995 NAPERVILLE SELF STORAGE, LLC

BY: _____ BY: _____

ITS: _____ ITS: _____

ROAKE AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
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REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	07/20/17	REV. PER CITY RVW DATED 6/30/17			
2	08/15/17	NO REVISION THIS SHEET			

LOT 2 - CANTORE PLACE LOT 1 RESUBDIVISION

PLANNED UNIT DEVELOPMENT

DRN./CKD. BY:SRH/JGC/DRM	FILE: 8411PUD	FLD. BK./PG.: 259/47-52	SHEET NO. 2 OF 2
SCALE: NONE	DATE: 05/24/17	JOB NO.: 841.001	

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G:\841\001\8411PUD.dwg, PUD, 8/16/2017 9:38:50 AM, frcdb