MAJOR CHANGE TO

FINAL PLANNED UNIT DEVELOPMENT PLAT FOR

LOT 2 BRADFORD COMMONS RESUBDIVISION OF LOTS 5 & 6

NAPERVILLE, ILLINOIS

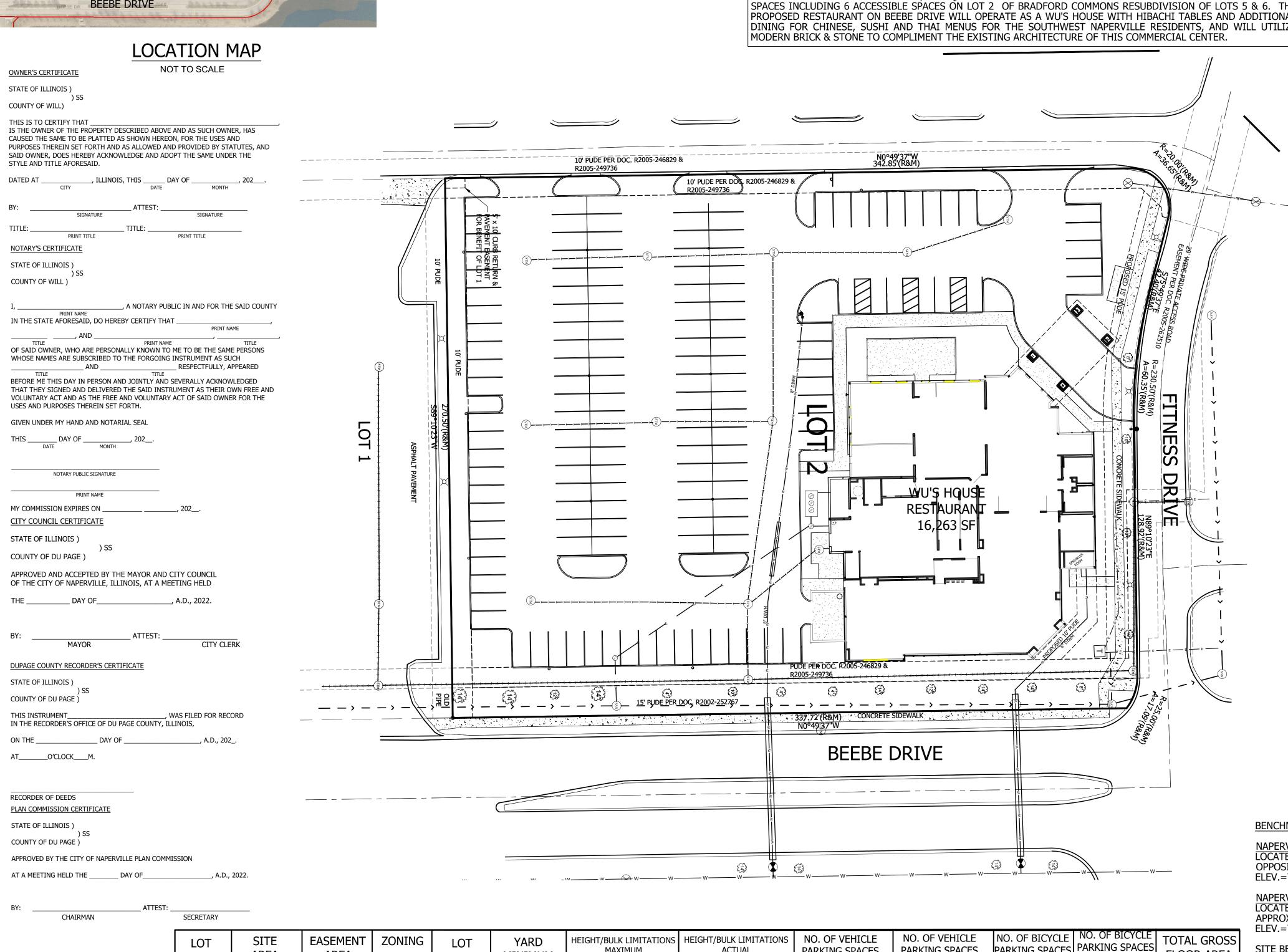
PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

FINAL PUD STATEMENT OF INTENT AND CONCEPT

TAX PARCEL NUMBER (PIN) 07-27-300-031

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING AND RETURN TO NAME: NAPERVIILE CITY CLERK

> 400 S. EAGLE STREET NAPERVILLE, ILLINOIS



MINIMUM

REQUIRED

FLOOR AREA RATIO

LEGEND LEGAL DESCRIPTION **PROPOSED** LOT 2 IN BRADFORD COMMONS, BEING A RESUBDIVISION OF LOTS 5 AND 6, OF PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 17, 2021, AS DOCUMENT NUMBER R2021-139056. FLARED END SECTION ARC DISTANCES ARE ALONG ALL CURVES WATER VALVE IN BOX THERE ARE NO WETLAND AREAS ON THE SUBJECT PROPERTY IRON RODS PLACED AT ALL CORNERS SANITARY SEWERS, STORM SEWERS, AND WATER ARE PRIVATE UTILITIES THIS IS NOT A SUBDIVISION PLAT. FOR SUBDIVISION INFORMATION PLEASE REFE PARKING LOT LIGHT SURVEYOR'S CERTIFICATE DOUBLE SIGN ACCURATE DEPICTION OF THE PROPERTY I HEREBY STATE THAT THE PROPOSED IMPROVEMENTS DEPICTED ON THIS PLAT ARE SANITARY SERVICE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND NOT INTENDED TO BE USED FOR WATER MAIN GAS MAIN II HEREBY STATE THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY ELECTRIC LINE **TELEPHONE LINE** CURB I HEREBY STATE THAT THE CITY OF NAPERVILLE HAS ADOPED AN OFFICIAL **CURB & GUTTER** COMPREHENSIZE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE DEPRESSED CURB SIDEWALK

STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER I FURTHER CERTIFY THAT, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY

MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 170320, PANEL NUMBER 17043C0227J EFFECTIVE DATE 8/1/2019, NO PORTION OF THE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

GIVEN UNDER MY HAND AND SEAL THIS _____TH DAY OF ___ A.D., 2022

MICHAEL R. ROGINA ILLINOIS PROFESSIONAL LAND SURVEYOR #3516 (EXPIRES 11-30-22) ROGINA ENGINEERS & SURVEYORS, LLC 1225 CHANNAHON ROAD JOLIET, IL 60436

BENCHMARKS

FLOOR AREA

16,263.36 SF

NAPERVILLE GPS BENCHMARK 24 - STAINLESS STEEL ROD IN SLEEVE LOCATED AT THE SOUTHWEST CORNER OF FARM ENTRANCE ON ROUTE 59 OPPOSITE COSTCO RIGHT-IN/RIGHT-OUT ELEV.=707.62 NAVD88

NAPERVILLE GPS BENCHMARK 230 - STAINLESS STEEL ROD IN SLEEVE LOCATED ON THE WEST SIDE OF WHITE EAGLE DRIVE ON ROUTE 59 APPROXIMATELY 189' SOUTH OF MONARCH CIRCLE ELEV.=700.82 NAVD88

SITE BENCHMARK #1 - PK NAIL IN PAVEMENT LOCATED APPROXIMATELY 20' SOUTH OF THE PROPOSED NORTHWEST ENTRANCE SOUTH OF FITNESS DRIVE ELEV.=705.50 NAVD88

1 FOOT CONTOURS

SPOT ELEVATION

OVERLAND FLOW

SWALE OR DITCH

TREE W/ TAG #

SILT FENCE

INLET PROTECTION

TRENCH BACKFILL

DUCTILE IRON PIPE

FLARED END SECTION

TOP CURB

BOTTOM CURB

FINISHED GRADE

FINISHED FLOOR PROPOSED EASEMENT

REINFORCED CONCRETE PIPE RCP

+ 644.05

TE BENCHMARK #2 - CUT 'X' IN EX. TOP OF CURB LOCATED APPROXIMATELY 46.5' NORTH OF THE SOUTHWEST CORNER OF PROPERTY. ELEV.=705.78 NAVD88

PETITIONER WU & TRAN NAPERVILLE LLC 34001 AVONDALE NEW LENOX, IL 60451

COMMONLY KNOWN AS: 2703 BEEBE DRIVE NAPERVILLE, ILLINOIS 60564

REVISION #2 PER CITY REVIEW 11/7/2022 REVISION #1 PER CITY REVIEW 10/7/2022 DATE OF PREPARATION: 9/9/2022

CITY PROJECT NUMBER 22-10000073

SHEET NO.



1225 Channahon Road Joliet, Illinois 815/729-0777 FAX 815/729-0782

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AREA

93,984.42 SF

18,443.79 SF | B-2 PUD

NUMBER

PARKING SPACES

(REQUIRED)

(PROVIDED)

PARKING SPACES

(PROVIDED)

146 including 6

ACCESSIBLE

PARKING SPACES

(REOUIRED)

FLOOR AREA RATIO