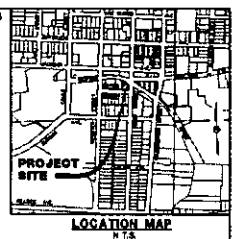
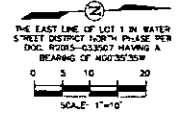


PRELIMINARY/FINAL PLAT OF PLANNED UNIT DEVELOPMENT FOR RIVER MAIN

PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 8 EAST,
OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

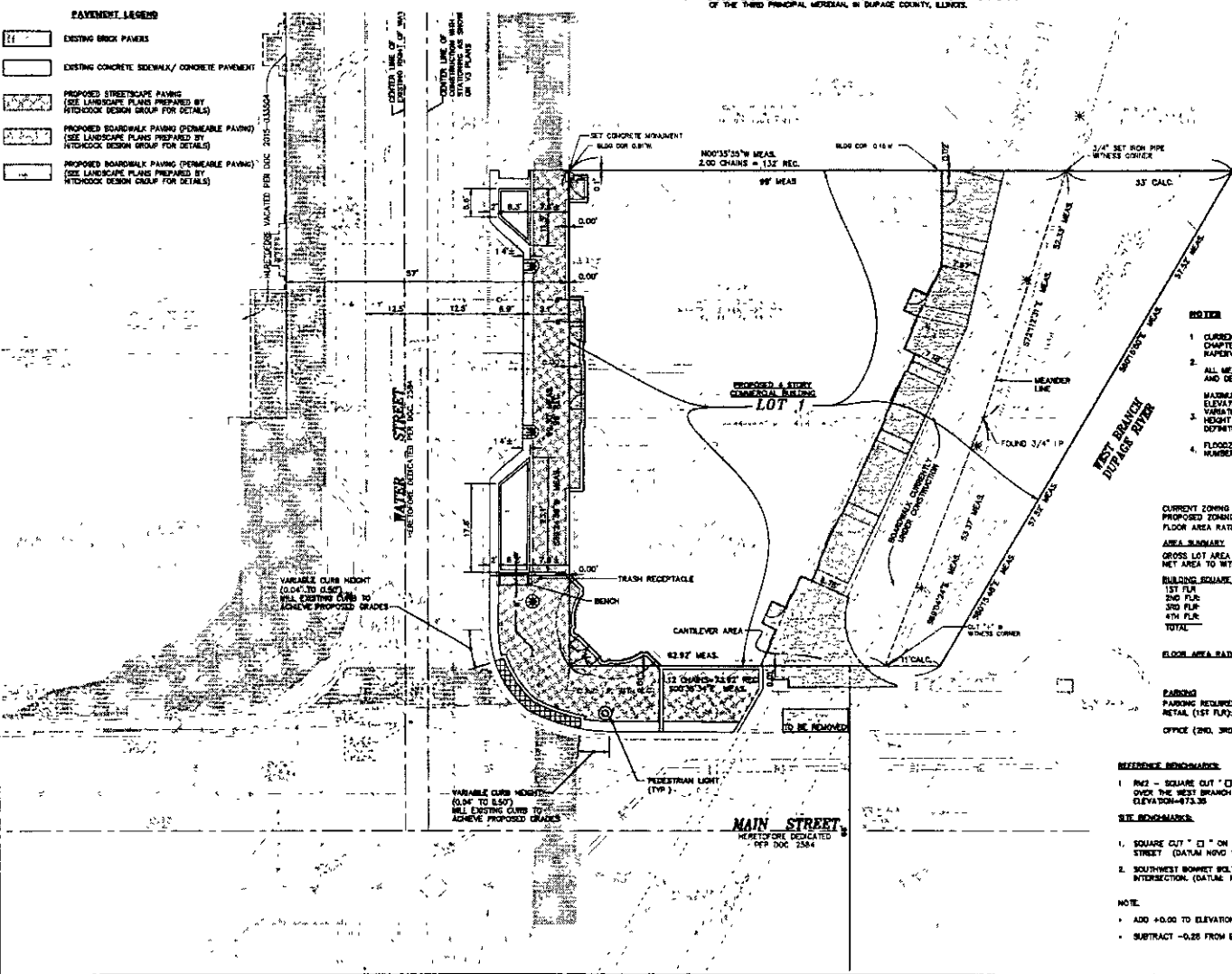
Proj. 07-13-440-003



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

DRAWN/DEVELOPER
RIVER MAIN, NAPERVILLE, LLC
131 WEST JEFFERSON AVENUE, SUITE 223
NAPERVILLE, ILLINOIS 60540
PH. (630) 355-1800
FX. (630) 355-1810

- PAVEMENT LEGEND**
- EXISTING BRICK PAVERS
 - EXISTING CONCRETE SIDEWALK/ CONCRETE PAVEMENT
 - PROPOSED STREETScape PAVING (SEE LANDSCAPE PLANS PREPARED BY HITCHCOCK DESIGN GROUP FOR DETAILS)
 - PROPOSED BOARDWALK PAVING (PERMEABLE PAVING) (SEE LANDSCAPE PLANS PREPARED BY HITCHCOCK DESIGN GROUP FOR DETAILS)
 - PROPOSED BOARDWALK PAVING (PERMEABLE PAVING) (SEE LANDSCAPE PLANS PREPARED BY HITCHCOCK DESIGN GROUP FOR DETAILS)



- OBSERVATIONS**
- 000.00' M. MEASURED DATA
 - 000.00' M. RECORD DATA
 - P.U. & D.E. PUBLIC UTILITIES & DRAINAGE EASEMENT
 - P.W. PERMANENT EASEMENT
 - DOC. DOCUMENT
 - NO. NUMBER
 - AC. ACRES
 - S.F. SQUARE FEET
 - P.S.D. & S.W. PUBLIC RIGHT DISTANCE & SIDEWALK EASEMENT

- NOTES**
1. CURRENT ZONING FOR THIS SITE IS S4. SEE TITLE 8, CHAPTER 5, ARTICLE 6 OF THE CITY CODE FOR NAPERVILLE, ILLINOIS FOR ZONING SPECIFICATIONS.
 2. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 3. MAXIMUM BUILDING HEIGHTS AS SHOWN ON THE ELEVATIONS WILL NOT CHANGE, HOWEVER, GRADE VARIATIONS WITHIN THE SITE MAY RESULT IN VARYING HEIGHT MEASUREMENTS PURSUANT TO CITY CODE DEFINITIONS.
 4. FLOODZONE DETERMINATION PER FIRM COMMUNITY-PANEL NUMBER 1704300708H DECEMBER 16, 2004.

SITE DEVELOPMENT DATA

CURRENT ZONING	S4
PROPOSED ZONING	S4 PUD
FLOOR AREA RATIO ALLOWED PER ZONING CODE = 2.5	
AREA SUMMARY	
GROSS LOT AREA	10,224 S.F. OR 0.235 AC
NET AREA TO WITNESS CORNERS	8,115 S.F. OR 0.186 AC
BUILDING SQUARE FOOTAGE	
1ST FLR	= 5,885 SQ. FT.
2ND FLR	= 2,277 SQ. FT.
3RD FLR	= 3,848 SQ. FT.
4TH FLR	= 3,848 SQ. FT.
TOTAL	= 15,858 SQ. FT.
FLOOR AREA RATIO	= 23,858 SQ. FT. = 2.33

PARKING

PARKING REQUIRED: METAL (1ST FLR):	5,885 SQ. FT. X 4.5 SPACES/1000 SQ. FT. = 26 SPACES
OFFICE (2ND, 3RD & 4TH FLRS):	17,873 SQ. FT. X 3.5 SPACES/1000 SQ. FT. = 59 SPACES

- REFERENCE BENCHMARKS:**
1. 1" x 1" SQUARE CLOT "C" ON TOP OF WEST END OF NORTH CONCRETE ABUTMENT AT WASHINGTON STREET BRIDGE OVER THE WEST BRANCH OF THE DUPAGE RIVER. (PRM MAP 1102130092C - DATUM: NAD 83) ELEVATION=473.35

- SITE BENCHMARKS:**
1. SQUARE CLOT "C" ON SOUTH SIDE LIGHT STANDARD BASE AT THE NORTHWEST CORNER OF WATER STREET AND MAIN STREET. (DATUM: NAD 83) ELEVATION=474.29
 2. SOUTHWEST BENCHMARK BOLT ON THE FIRE HYDRANT AT THE NORTHWEST CORNER OF WATER STREET AND MAIN STREET INTERSECTION. (DATUM: NAD 83) ELEVATION=477.78

- NOTE:**
- ADD +0.00 TO ELEVATIONS TO EQUAL VS DATUM
 - SUBTRACT -0.26 FROM ELEVATIONS TO EQUAL NAVD83 AND CITY OF NAPERVILLE DATUM

- LEGEND**
- PROPERTY BOUNDARY
 - EXISTING LOT LINE
 - CENTER LINE
 - EXISTING EASEMENT LINE
 - EXISTING SETBACK LINE
 - EXISTING BUILDING LINE
 - P.C.C. SIDEWALK
 - BRICK PAVEMENT
 - CURB & GUTTER
 - MANHOLE
 - CATCH BASIN
 - INLET
 - VALVE & VAULT
 - VALVE & BOX
 - FIRE HYDRANT
 - CLEANOUT
 - MANHOLE BOX
 - STREET LIGHT
 - LIGHT STANDARD
 - POWER POLE
 - GAS VALVE
 - TELEPHONE MANHOLE
 - TELEPHONE PEDestal
 - ELECTRIC MANHOLE
 - ELECTRIC PEDestal
 - AIR CONDITIONER
 - ELECTRIC HAND HOLE
 - CABLE TELEVISION PEDestal
 - ROADWAY/HANDICAP SIGN
 - HEADWALL
 - END SECTION
 - CORRUGATED METAL PIPE
 - FENCE LINE
 - GUARDRAIL

PREPARED FOR:
RIVER MAIN, NAPERVILLE, LLC
131 WEST JEFFERSON AVENUE, SUITE 223
NAPERVILLE, ILLINOIS 60540
TEL. (630) 355-1800
FAX. (630) 355-1810

NO.	DATE	DESCRIPTION	REVISION	NO.	DATE	DESCRIPTION
11	02/16	REVISE PER CITY. REV DATED 11/1/18.				

NO.	DATE	DESCRIPTION
11	02/16	REVISE PER CITY. REV DATED 11/1/18.

CITY PROJECT NO. 16-10000142

RIVER MAIN

PRELIMINARY/FINAL PLAT OF PLANNED UNIT DEVELOPMENT

DRN/CD BY	SRV/ACC	PRE	REV/PLD	PLD BY/ACC	203/1128-31	SHEET NO.	1	OF	2
SCALE	1"=10'	DATE	6/30/16	JOB NO.	087.001				

FINAL PLAN CHARACTER STATEMENT

THE RIVER MAIN PLANNED UNIT DEVELOPMENT CONSISTS OF A SUBDIVISION TO CONSOLIDATE LOT 4 (BLK 1 1/2 390 SQUARE FEET) AND LOT 2 (BLK 1 1/2 254 SQUARE FEET) OF MARTINE'S ADDITION SUBDIVISION INTO ONE (1) LOT CONSISTING OF 1/274 SQUARE FEET TO ALLOW FOR RETAIL AND OFFICE USES IN THE DOWNTOWN CORE DISTRICT WHICH SHALL BE ZONED D4 PLS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT RIVER MAIN, NAPERVILLE, LLC 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 _____ SIGNATURE _____ ATTEST _____ SIGNATURE _____

TITLE _____ PRINT TITLE _____ TITLE _____ PRINT TITLE _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, _____ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT _____ PRINT NAME _____ 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 FOREGOING INSTRUMENT AS SUCH _____ AND _____ RESPECTFULLY ADJURED

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 _____ MONTH _____ DATE _____ YEAR

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

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

OF _____ 20____

BY _____ MAYOR ATTEST _____ 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 _____ CHAIRMAN ATTEST _____ SECRETARY

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THE INSTRUMENT _____ WAS FILED FOR RECORD

IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS

ON THE _____ DAY OF _____ 20____

AT _____ O'CLOCK _____ M.

RECORDER OF DEEDS

LEGAL DESCRIPTION

LOT 1 AND LOT 2 IN BLOCK ONE OF MARTINE'S ADDITION TO NAPERVILLE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT 148/100 RECORDED FEBRUARY 8, 1947 AS DOCUMENT NO. 2844 IN DUPAGE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, DOUGLAS R. MAGLACIC, AN ILLINOIS PROFESSIONAL LAND SURVEYOR (P.L.S.) HEREBY STATE THAT THIS PLAT WAS MADE AT AND UNDER MY DIRECTION, FROM PUBLIC AND PRIVATE RECORD INFORMATION AND THIS PLAT IS AN ACCURATE DEPICTION OF THE PROPERTY.

I HEREBY STATE THAT THE PROPOSED IMPROVEMENTS DEPICTED ON THIS PLAT ARE SHOWN FOR INFORMATION PURPOSES ONLY AND ARE NOT INTENDED TO BE USED FOR CONSTRUCTION.

I HEREBY STATE THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, ILLINOIS.

I HEREBY STATE THAT THE CITY OF NAPERVILLE HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 8/11-12 AS AMENDED AND NEPA/NEPA AMEND.

I HEREBY STATE THAT THE PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE APPLICABLE FLOOD INSURANCE RATE MAP(S) PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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

DRAWN FOR SIGNATURE _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 038-009893
REGISTRATION EXPIRATION FEDERAL DATE NOVEMBER 30, 2016



CITY PROJECT NO 16-10000142

ROAKE AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
1004 QUINCY AVENUE, SUITE 1004 • NAPERVILLE, ILLINOIS 60540
TEL. (630) 355-2622 • FAX (630) 355-2627

PREPARED FOR
RIVER MAIN, NAPERVILLE, LLC
131 WEST JEFFERSON AVENUE, SUITE 223
NAPERVILLE, ILLINOIS 60540
TEL. (630) 355-1880
FAX. (630) 355-1810

NO.	DATE	DESCRIPTION	REVISIONS	
			NO.	DATE
1	11/23/16	REVISE PER CITY RIVE WATER 11/2/16		

RIVER MAIN				
PRELIMINARY/FINAL PLAT OF PLANNED UNIT DEVELOPMENT				
DRN/DATE BY	DRN/DATE	FILE	PLG. NO./PG	SHEET NO.
SCALE	NONE	DATE	9/30/16	2 OF 2
			ILL. NO./PG	007/01

EXHIBIT B