

# LOCATION MAP

NOT TO SCALE

#### BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

# SUBMITTED BY/RETURN TO:

CITY OF NAPERVILLE 400 S. EAGLE STREET NAPERVILLE, IL 60540

#### **OWNER**

GORMAN AND COMPANY 200 N. MAIN STREET OREGON, WI. 53575

# **APPLICANT**

GORMAN AND COMPANY 200 N. MAIN STREET OREGON, WI. 53575

## SURVEYOR/ENGINEER

MANHARD CONSULTING ONE OVERLOOK POINT, SUITE 290 LINCOLNSHIRE, ILLINOIS 60069

#### **LEGEND**

- = EXISTING PROPERTY LINE --- -- = EXISTING EASEMENT LINE
- --- -- = PROPOSED EASEMENT LINE P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT TO
  - BE GRANTED
- P.U. & D.E. = PUBLIC UTILITIES & DRAINAGE EASEMENT PER DOCUMENT NUMBERS R2007132356 AND R2007166808

#### FLOOD HAZARD NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17197C0030G WITH AN EFFECTIVE DATE OF FEBRUARY 15. 2019 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (UNSHADED). ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

## SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)

2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE 381.64'

N88°57'41"E

SOUTHWEST CORNER

FORTY SUBDIVISION

OF NAPERVILLE-SOUTH

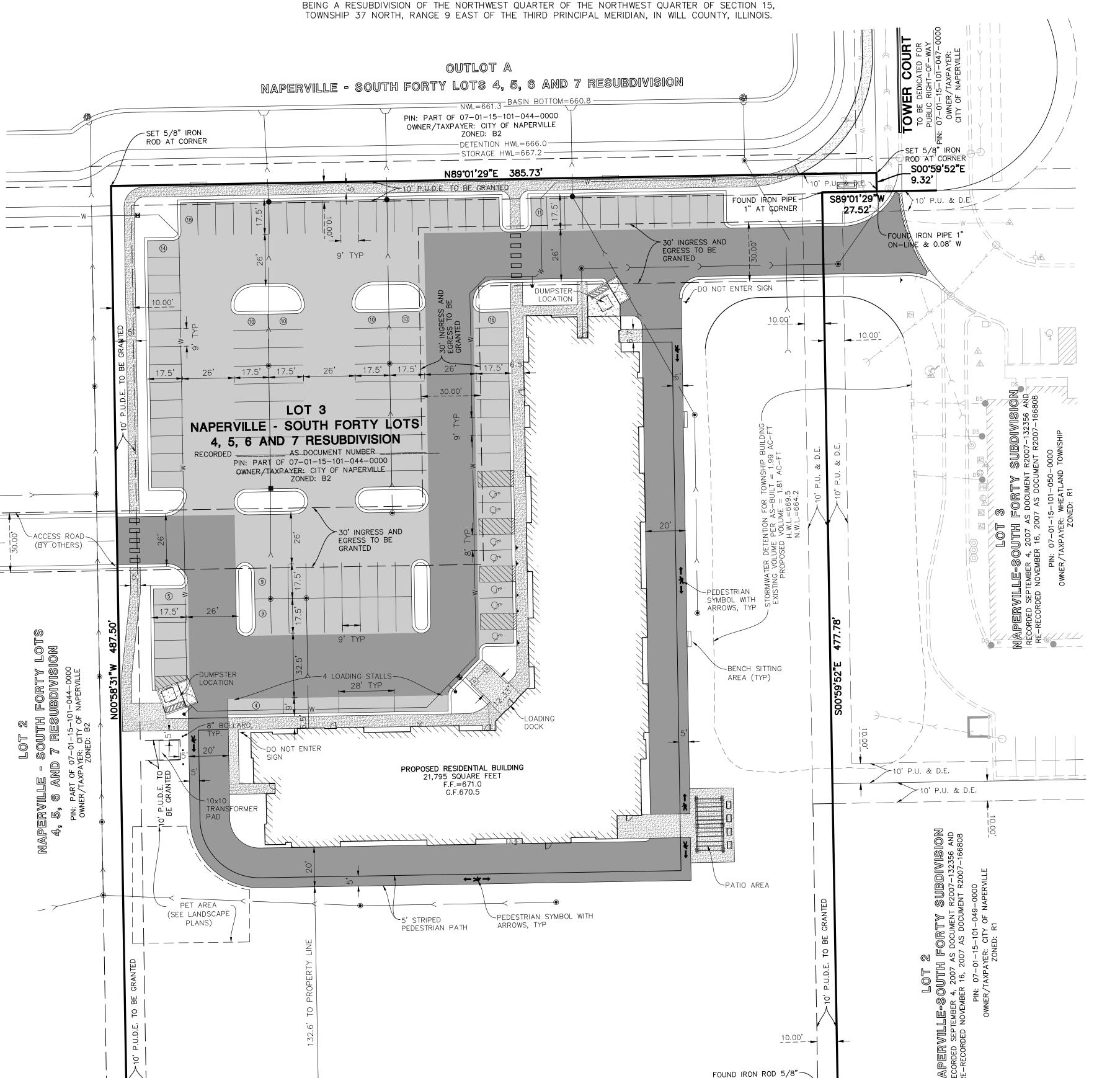
-SET CONCRETE

MONUMENT

3. MANHARD CONSULTING IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2025.

## PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT PLAT

# LOT 3 IN NAPERVILLE - SOUTH FORTY LOTS 4, 5, 6 AND 7 RESUBDIVISION



-SOUTH LINE OF THE NORTHWEST 1/4 OF

NORTHWEST 1/4 OF SECTION 15-37-9

LOT 45

PIN: 07-01-15-101-007-0000

OWNER/TAXPAYER: RODRIGUEZ ROBERTO CARLOS

ZONED: R-2A

FOUND IRON PIPE 1"

0.07' S & 0.07' E

46

THE NORTHWEST 1/4 OF SECTION 15-37-9

≻10' P.U. & D.E.

WHISPERING LAKES SUBDIVISION

RECORDED OCTOBER 18, 1988 AS DOCUMENT R88-49885

0.15' S & ON-LINE SOUTHEAST CORNER OF

NAPERVILLE-SOUTH

FORTY SUBDIVISION

>10' UTILITY AND DRAINAGE EASEMENT

LOT 44

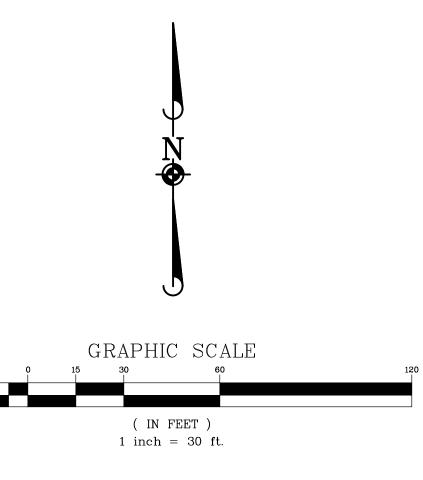
PIN: 07-01-15-101-008-0000

OWNER/TAXPAYER: YANG HAOHUA

ZONED: R-2A

0.54' S & ON-LINE

LOT 43



#### LEGAL DESCRIPTION

LOT 3 IN NAPERVILLE — SOUTH FORTY LOTS 4, 5, 6 AND 7 RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED \_\_\_\_\_ AS DOCUMENT , IN WILL COUNTY, ILLINOIS.

#### AREA SUMMARY

LOT 3: 174,859 SQUARE FEET (4.014 ACRES) EXISTING EASEMENT AREA: 9,955 SQUARE FEET (0.229 ACRES) NEWLY GRANTED EASEMENT AREA: 7,014 SQUARE FEET (0.161 ACRES) TOTAL F.A.R. (0.3202)

#### SITE DATA

PIN: PART OF 07-01-15-101-044-0000 PROPERTY ADDRESS: NO ADDRESS OF RECORD CURRENT ZONING: B2 COMMUNITY SHOPPING DISTRICT PROPOSED ZONING: OCI OFFICE, COMMERCIAL AND INSTITUTIONAL DISTRICT EXISTING LAND USE: UNDEVELOPED VACANT LAND PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL NUMBER OF DWELLING UNITS: 71 **DENSITY: 17.69** 

> NUMBER OF STANDARD PARKING SPACES: 115 NUMBER OF HANDICAP PARKING SPACES: 7 NUMBER OF LOADING PARKING STALLS: OTAL PARKING PROVIDED: 126

### ZONING INFORMATION

CURRENT ZONING: B2 COMMUNITY SHOPPING CENTER DISTRICT PROPOSED ZONING: OCI OFFICE, COMMERCIAL AND INSTITUTIONAL DISTRICT WITH A CONDITIONAL USE FOR MULTI-FAMILY RESIDENTIAL

THE MAXIMUM HEIGHT FOR ALL RESIDENTIAL AND/OR MIXED USE BUILDINGS WITH A RESIDENTIAL COMPONENT IN THE OCI DISTRICT SHALL BE FORTY-THREE (43) FEET.

### STATEMENT OF INTENT AND CONCEPT

THE PROPOSED DEVELOPMENT WILL BRING AN ASSISTED LIVING CENTER "TOWER COURT RESIDENCES", TO THE SOUTH FORTY DEVELOPMENT. THE PROPOSED DEVELOPMENT WILL INVOLVE THE CONSTRUCTION OF A 3-STORY, +/-21,795 SQUARE FOOT BUILDING, PARKING LOT, LANDSCAPING, AND ASSOCIATED UTILITIES. THE TOWER COURT RESIDENCES IS COMPATIBLE IN

THE OCI OFFICE COMMERCIAL AND INSTITUTIONAL DISTRICT.

SION

**ESUBDIV**  $\Box$ LOTS NAPERVILLE,

OF

S

NAPERVIL

3

proj. mgr.: <u>FF</u> PROJ. ASSOC.: JDB 08/28/24 <u>1"=30'</u>

SHEET GORNVIL01

CITY OF NAPERVILLE PROJECT NUMBER: 23-10000091

## PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT PLAT

# LOT 3 IN NAPERVILLE - SOUTH FORTY LOTS 4, 5, 6 AND 7 RESUBDIVISION

BEING A RESUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

CITY COUNCIL CERTIFICATE

OWNER'S CERTIFICATE
STATE OF ILLINOIS )  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  CITY DATE MONTH
BY: ATTEST: SIGNATURE SIGNATURE
TITLE: TITLE: PRINT TITLE PRINT TITLE PRINT TITLE
NOTARY'S CERTIFICATE
STATE OF) COUNTY OF) SS
I,, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY PRINT NAME IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT,
IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT,  PRINT NAME
PRINT NAME , AND,,  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
TITLE  TITLE  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
NOTARY PUBLIC SIGNATURE
NOTARY PUBLIC SIGNATURE  PRINT NAME

```
COUNTY OF DU PAGE )
APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD
PLAN COMMISSION CERTIFICATE
STATE OF ILLINOIS )
COUNTY OF DU PAGE )
APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION
AT A MEETING HELD THE ______ DAY OF______, A.D., 20____.
BY: _____ ATTEST: _____ SECRETARY
```

```
WILL COUNTY RECORDER'S CERTIFICATE
STATE OF ILLINOIS )
COUNTY OF WILL )
                                           _, WAS FILED FOR RECORD
IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS,
ON THE _____, A.D., 20____,
AT_____O'CLOCK____M, AND WAS RECORDED IN
BOOK_____OF PLATS ON PAGE_____.
 RECORDER OF DEEDS
SURVEYORS CERTIFICATE
COUNTY OF LAKE
I, JAMES D. BAKER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY STATE THAT THIS
PLAT WAS MADE AT AND UNDER MY DIRECTION, FROM PUBLIC AND PRIVATE RECORD
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
I HEREBY STATE THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF
NAPERVILLE.
DATED THIS 24TH DAY OF SEPTEMBER, A.D. 2024.
 FOR REVIEW ONLY
                                                        ILLINOIS
```

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350

EMAIL ADDRESS: JBAKER@MANHARD.COM

LICENSE EXPIRES NOVEMBER 30, 2024

LICENSE EXPIRES APRIL 30, 2025

PROFESSIONAL LAND SURVEYOR NO. 3648

RESUBDIV 5 AND CITY OF NAPERVILLE, ILLINOIS LOTS

SION

SOUTH NAPERVILLE

PROJ. MGR.: FF PROJ. ASSOC.: JDB <u>N/A</u>

က

OF GORNVIL01